

ETTINGER ENGINEERING  
ASSOCIATES





OVERVIEW

Building innovations...



...on a foundation of integrity.

Ettinger Engineering Associates is a progressive consulting engineering firm that places emphasis on creating superior solutions. For almost 50 years, we've been partnering with select developers, architects, engineers, institutions, and municipal agencies to provide exceptional building design and application services. Clients regard our expertise and experience in residential, commercial, institutional and industrial building design as a preeminent source of engineering excellence. The repeat business we experience is a testament to the quality of our engineering and consulting capabilities, as well as the exceptional level of customer service we consistently provide.



## OVERVIEW

Since 1960, we've successfully integrated the most advanced design methods, state-of-the-art technologies, and unparalleled talent to create engineering plans for both new construction and rehabilitation projects. Our vast in-house capabilities enable us to custom-design each project in the most time and cost efficient manner.

We believe the foundation of our success is the ability to listen to – and understand – our clients' needs and respond with engineering solutions that meet project budgets and time constraints. Our continual commitment to creative design and technical advancement make us one of the most highly regarded firms in the industry.

Our organization embodies excellence in engineering by providing accurate, reliable, flexible and responsive consulting services. We look at each project as a unique opportunity to apply our expertise and remain in the forefront of engineering ingenuity.



Since its inception in 1960, Ettinger Engineering Associates has been a leader in the consulting field. Our portfolio of projects is diverse, including high, low and mid-rise residential buildings, hotels, seniors housing, adult homes, nursing homes, hospitals, schools, commercial buildings, corporate interiors, municipal buildings, community centers, retail, theatres and physical culture establishments. We pride ourselves with completing complex and phased designs for major landmark renovations as well as conceiving concise and smart designs for new buildings.



## HISTORY

The firm's founder, Robert Ettinger, was the first to utilize four pipe fan coil and vertically split plumbing systems for high rise projects. His breakthrough designs in modular hot water heating systems received accolades throughout the engineering community and the projects on which this technology was applied, at Radisson and Haverstraw (New York), received several awards.

Mr. Ettinger's contributions to engineering also played a significant role in the revision and update of the present New York City Plumbing Code and Local Law 16. His papers on sound control and vibration elimination have resulted in the development of several new products in this arena. His influence on the field has made him a pioneering consulting expert, and today this spirit continues in the firm he founded.

In 1981, Eric Ettinger joined the firm. He became a partner in 1987. Today, with over 25 years of consulting experience, he is the President of Ettinger Engineering Associates. Since 1987, Eric has served as partner in charge of over 150 new buildings for some of New York City's most prominent and unique renovation projects.





SERVICES

Buildings are like people...



... to be successful,  
performance is imperative

Ettinger Engineering Associates is a full service engineering consulting firm that places emphasis on the client and quality. By utilizing emerging technologies and old-fashioned "know-how", we develop design solutions that achieve our clients' goals. We differentiate ourselves from the competition by paying close attention to the impact our services have on the buildings we help construct or rehabilitate.

When awarded a project, we look at the immediate needs and those that will most likely develop in the future. We take into consideration the architects' and developers' requirements, and the people who will live and/or work in the building. Once we assess these needs, we apply our expertise and develop plans, strategies and solutions that will be highly effective for both the builders and the eventual building inhabitants.

Client service is our top priority. The entire Ettinger team, from engineers, designers and draftsmen to our support staff, puts this philosophy into practice everyday. We strive to go further than what is expected of a consulting firm by partnering with our clients.

## HVAC

- Central Plant
- Heating, Ventilation, Air Conditioning
- Distribution Systems (Airsides Steam & Hydronic)
- Smoke Control Systems
- Climate Control
- Water Treatment
- Humidification/Dehumidification
- Energy Analysis & Energy Code Compliance
- Applications
- Upgrades & Retrofits

## ELECTRICAL

- Power
- Lighting
- Distribution
- Low Voltage/ Voice/ Data/ CTV
- Fire Alarm
- Lightning Protection
- Short Circuit & Voltage Drop Analysis
- Incoming Services & Switch Gear
- Security
- Upgrades & Retrofits



SERVICES



## SERVICES

### PLUMBING

- Utility Connections
- Site Drainage
- Drainage (Sanitary & Storm)
- Domestic Water
- Natural Gas
- Distribution
- Domestic Hot Water Heating
- Vacuum Systems
- Compressed Air
- Back-Flow Prevention Design & Approval

### FIRE PROTECTION

- Fire Standpipe
- Sprinkler
- Hydraulic Design

### OTHER

- Green Building Designs
- System Selection & Cost Analyses
- Energy Management Systems
- Feasibility Studies
- And more...

Ettinger Engineering Associates is recognized for its prominent role in creating one of the most spectacular skylines in the world: New York City. We have also applied our expertise to a broad spectrum of new construction and renovation projects throughout the United States. Our projects encompass specialties such as:

- High/Mid/Low-Rise Residential Buildings
- Institutional Buildings
- Commercial Developments
- Healthcare Facilities
- Retail & Restaurant Developments
- Boiler & Refrigeration Plants
- Institutional Buildings
- Educational Centers
- Assisted Living & Enriched Housing for Seniors
- Industrial Buildings
- Corporate Interiors
- Public Buildings
- Community Centers



PEOPLE

Our people are passionate...



...their passion is their profession.

ROBERT ETTINGER, PE  
Founder

Robert Ettinger founded Ettinger Engineering Associates in 1960 and he remains active in the firm, maintaining client contact and setting policy for system design and specifications.

A pioneer in his field, Robert developed original designs for diversified heating, air conditioning and plumbing systems for private, public and institutional projects as well as special lighting effects for many commercial and residential buildings. He implemented designs that utilize master metering and electronic submetering systems which continue to provide architects and builders with substantial cost savings. Robert's papers on fire protection, smoke exhaust systems and vibration elimination have been adopted in the present New York City codes,

and are responsible for many advances in system design.

A licensed Professional Engineer in the states of New York, New Jersey, Connecticut, Florida, Massachusetts, Maryland, Missouri, Pennsylvania and Rhode Island, his degrees include a Bachelor of Mechanical Engineering and a Master of Mechanical Engineering from New York University.



PEOPLE

ERIC ETTINGER, PE  
President

Since 1978, Eric Ettinger has directed major engineering projects throughout the United States.

As President of Ettinger Engineering Associates, he maintains client contact and sets policy for system design and specifications. Eric is recognized as a master at conceptual design and has conceived original designs for fan coil and heat pump applications for residential and commercial buildings. He participated in energy management studies and implementation of energy conscious designs, and his innovations in Green Building Design have provided great economy for developers and builders. The extensive experience that Eric brings to all types of building design

makes him a unique asset in the engineering community.

Eric is a licensed Professional Engineer in the states of New York, New Jersey, Connecticut, Virginia and Texas. A graduate of Polytechnic Institute of New York, he has a Bachelor of Mechanical Engineering Degree, Cum Laude. His honors include membership in Tau Beta Pi and Pi Tau Sigma. He holds an additional Bachelor of Science Degree in Physics.



PEOPLE



RALPH PANTUSO  
Senior Plumbing Engineer

Ralph, a Plumbing and Fire Protection Systems Engineer, has been with Ettinger Engineering Associates since 1995. He has over twenty-five (25) years of experience as a design professional



and uses his knowledge, technical expertise, managerial “know-how” and expert leadership skills to complete the most demanding projects within defined budgets and schedules. Ralph oversees all facets of the plumbing and fire protection design. His insightfulness helps produce intelligent and economical designs that serve developers' needs and also suit the architecture and function of each building's use.

LLOYD MONTAGUE  
Senior Electrical Engineer

Lloyd has been active in the field of consulting engineering for over thirty (30) years during which time he has directed all aspects of electrical design work for new and renovated New

York City Schools, assisted living and seniors' residences, and high and low rise residential and commercial buildings. He is a leader

in lighting and lighting controls system design and has been recognized in various publications. Lloyd joined our firm in 1994.

His hands-on knowledge, technical expertise, managerial skills and leadership qualities contribute to his value as the electrical department's chief engineer.



PEOPLE

ANTONIO C. PUNGOT, PE  
Senior Mechanical Engineer

Antonio has over thirty (30) years of experience in the field of mechanical design. His portfolio includes new and renovated high and low rise residential, commercial, institutional and healthcare buildings for State, Federal and City agencies and architects. He joined the firm in 1995 and heads our HVAC department. Antonio is recognized for his precise designs for central heating and chilled water plant, condenser water systems, chilled and hot water and steam distributions, variable air volume systems, heat pump applications and air-cooled air conditioning.



PEOPLE

PATRICIA PHILLIPS

Office Administrator

Patricia has been a key team member of Ettinger Engineering Associates since 1989, coordinating every aspect of office management and providing support to the firm's principals and staff. She is a primary liason between the partners, the engineering staff and the clients.



Patricia is detail-oriented, motivated and passionate about working with her colleagues in a fast paced, efficient engineering firm. For nearly two decades, she has been known as Mr. Ettinger's "right hand" as she assists him daily with project planning and actively participating in the everyday business of the firm.



# Residential





**19 RECTOR  
STREET/  
88 GREENWICH  
STREET**

**Address** 19 Rector Street,  
NYC

**Owner** Worldwide Holdings/  
Jim Stanton

**Architect** SLCE Architects

**Key Features** Conversion of an existing 500,000 square foot, 38 story commercial building into rental apartment building. Utilizes water-source heat pumps for heating and cooling which also maintains the aesthetic integrity of the original building facade.



## THE BEEKMAN REGENT

**Address** 931 1st Avenue, NYC

**Owner** Beekman International/  
Dennis Herman

**Architect** Costas Kondylis  
Architects

**Key Features** Converted and expanded landmark New York City public school preserved into a 150,000 square foot, 20-story residential condominium utilizing water source heat pumps and Con Edison steam.



## THE CAPRI

**Address** 231 East 55th Street,  
NYC

**Owner** AIB Development/  
Arun Bhatia

**Architect** Costas Kondylis  
Architects

**Key Features** Mixed-use 130,000  
square foot rental  
residential and  
dormitory building for  
Marymount College.  
Design includes  
division of utilities and  
extensive low voltage  
network for the  
dormitory.



## THE ATLAS

**Address** 70 West 38th Street,  
NYC

**Owner** Gotham Construction/  
Joel Pickett

**Architect** SLCE Architects

**Key Features** 46 Story, 330,000  
square foot rental  
apartment building with  
3 story commercial and  
retail section. Heating  
provided by dual fuel-  
fired scotch marine  
boiler plant feeding  
variable vacuum low  
pressure steam  
distribution.



## THE VICTORY

**Address** 561 Tenth Avenue,  
NYC

**Owner** Sidney Fetner  
Associates/ Hal Fetner

**Architect** SLCE Architects

**Key Features** 46-Story, 360,000  
square foot rental  
apartment building with  
dual fuel-fired scotch  
marine boiler plant  
feeding variable vacuum  
steam distribution  
and incremental  
PTAC units.



## THE FOUNDRY

**Address** 510 West 55th Street,  
NYC

**Owner** Gotham Construction/  
Joel Pickett

**Architect** SLCE Architects

**Key Features** Two 16-Story, 240,000  
(total) square foot  
rental apartment  
buildings with roof  
mounted, gas-fired hot  
water boiler plant.



## TRIBECA TOWERS

**Address** 105 Duane Street,  
NYC

**Owner** The Related Housing  
Partnership

**Architect** SLCE Architects

**Key Features** 55-Story, 500,000  
square foot rental  
apartment building with  
health club and pool on  
third floor. Heating  
distribution provided  
by Con Edison steam  
pressure reducing  
station to variable  
vacuum fed PTAC  
units.



## THE TOWERS AT PORTSIDE

**Address** 12 Warren Street,  
Jersey City, NJ

**Owner** DeMatteis/Allied  
Developers

**Architect** Gruzen Samton  
Architects

**Key Features** Two high-rise, multi-dwelling buildings with connecting townhouse, garage and retail space totaling 1,000,000 square feet. Heating and air conditioning provided by air-cooled electric heat pumps.



**MEMORIAL  
SLOAN  
KETTERING**

– southtown building #1

**CORNELL  
MEDICAL CENTER**

– southtown building #2

**Address** 465 & 475 Main Street,  
Roosevelt Island, NYC

**Owner** The Hudson  
Companies & The  
Related Housing  
Partnership

**Architect** SLCE Architects

**Key Features** Two 16-story (100,000  
& 230,000 square feet)  
rental apartment  
buildings heated by  
modular gas-fired hot  
water boilers feeding  
PTAC units.



## THE ALEX WITH RINGO RESTAURANT

**Address** 205 East 45th Street,  
NYC

**Owner** Alexico Management/  
Izak Senbahar

**Architect** Costas Kondylis  
Architects

**Key Features** 32-Story, 100,000  
square foot, mixed use  
condominium  
apartment building and  
hotel using gas-fired  
chiller/heaters to feed 2  
pipe fan coil system.  
Project included design  
of "Ringo" restaurant.



## THE TATE

**Address** 527 West 23rd Street,  
NYC

**Owner** The Related Housing  
Partnership

**Architect** Ismael Leyva Architects

**Key Features** Upsacel double tower,  
300,000 square foot,  
multi-dwelling  
apartment building with  
dramatic lobby ad  
second floor courtyard.  
Heating provided by  
through-wall steam fed  
incremental units from  
scotch marine boilers.



## 65 WASHINGTON STREET

**Address** 65 Washington Street,  
Brooklyn (DUMBO),  
NY

**Owner** Two Trees Management  
Company/ Jed Walentas

**Architect** The Stephen B. Jacobs  
Group

**Key Features** 12 Story, 58,000 square  
foot rental apartment  
building using gas-fired  
modular type hydraulic  
boilers feeding  
perimeter PTAC units.



## SWEENEY I

**Address** 30 Main Street,  
(DUMBO) Brooklyn,  
NY

**Owner** Two Trees Management  
Company/  
David Walentas

**Architect** John Fifeild Architects

**Key Features** Dramatic renovation/  
conversion of existing  
175,000 square foot,  
commercial building  
and previous spring  
factory into loft style  
condominium  
apartment building.





## 2 COOPER SQUARE

**Address** 2 Cooper Square, NYC

**Owner** Atlantic Development Group

**Architect** Gerner Kronick & Valcarcel Architects, P.C.

**Key Features** New 150,000, 15-story luxury rental apartment building with roof top pool, on grade and cellar retail and sub-cellar health club. HVAC systems include high efficiency gas-fired boilers feeding PTAC's.



## ASTOR PLACE CONDOMINIUM

**Address** 445 Lafayette Street,  
NYC

**Owner** The Related Housing  
Partnership

**Architect** Gwathmey Siegel &  
Associates/Ismael Leyva  
Architects, PC

**Key Features** New 21-story, 130,000  
square foot ultra  
luxury condominium  
apartment building with  
unique curtain wall  
construction. Heating  
and cooling provided  
by roof mounted, gas-  
fired chiller/heaters  
feeding four pipe fan  
coil system.

## 5TH STREET LOFTS



**Address** 5-05 48th Avenue,  
L.I.C., NY

**Owner** Toll Brothers, Inc.

**Architect** H. Thomas O'Hara  
Architect, PLLC

**Key Features** Two new multi-dwelling condominium apartment buildings. Eight story 106,000 square foot building on 48th Street and five story, 17,500 square foot building on 47th Street. HVAC systems includes gas-fired PTAC units.



## 70 WASHINGTON STREET

**Address** 70 Washington Street,  
Brooklyn, NY

**Owner** Two Trees  
Management, Co.

**Architect** Beyer, Blinder,  
Belle Architects &  
Planners LLP

**Key Features** Conversion and gut renovation of an existing 13-story light manufacturing building into a 13-story, 375,000 square foot luxury condominium apartment building including lower level duplex apartments, health club and retail space. Features include raised wood floor throughout and ducted central air conditioning for each apartment supplemented by hot water perimeter heating provided by exposed "loft" stylized radiators.



## 110 LIVINGSTON STREET

**Address** 110 Livingston Street,  
Brooklyn, NY

**Owner** Two Trees  
Management, Co.

**Architect** Beyer, Blinder, Belle  
Architects & Planners  
LLP

**Key Features** Cut renovation and conversion of existing 380,000 square foot, 14-story Board of Education landmark building into a 21-story luxury condominium apartment building. First floor includes landmark residential lobby and landmark theatre space. HVAC system includes vertical and console type water source heat pumps. Central plant consists of roof mounted, gas fired high efficiency boiler plant with open cooling tower at plate heat exchanger to feed closed loop water to all heat pump units.

## SOHO APARTMENTS



**Address** 137 Wooster Street,  
NYC

**Owner** AIB Management/  
Arun Bhatia

**Architect** Beyer, Blinder,  
Belle Architects &  
Planners LLP

**Key Features** Two new luxury  
8-story multi-dwelling  
condominium  
apartment buildings  
totaling 43,000 square  
feet including retail  
space on grade. HVAC  
system includes split  
4-pipe water cooled  
ducted central air  
conditioning and gas-  
fired high efficiency  
boilers feeding custom  
perimeter baseboard.



## THE ORO

**Address** 147 Flatbush Avenue/  
306 Gold Street,  
Brooklyn, NY

**Owner** United Homes

**Architect** Ismael Leyva  
Architects, PC

**Key Features** 43 story luxury  
condominium  
apartment building  
including on grade  
cellar and retail, private  
health club, swimming  
pool and above and  
below grade garage.  
HVAC system includes  
vertical water source  
heat pump units fed  
from roof mounted  
high efficiency  
gas-fired boilers.



## 164 ATLANTIC AVENUE

**Address** 164 Atlantic Avenue,  
Brooklyn, NY

**Owner** Two Trees  
Management, Co.

**Architect** Beyer, Blinder,  
Belle Architects &  
Planners LLP

**Key Features** Cut renovation of existing 30,000 square foot, four-story landmark building into a market rate rental apartment building. Loft style apartments include vertical style water source heat pumps fed from rooftop boilers and closed circuit cooling tower.



## 205 EAST 59TH STREET

**Address** 205 East 59th Street,  
NYC

**Owner** Donald Zucker  
Company

**Architect** Dattner Architects

**Key Features** New, 23 story, 135,000 square foot mixed-use luxury condominium apartment and retail building. HVAC consists of split four pipe system of high efficiency hot water boilers feeding baseboard and water cooled central ducted air conditioning units in each apartment.

## 255 HUDSON STREET



**Address** 255 Hudson Street,  
NYC

**Owner** Metropolitan Housing  
Partners

**Architect** Handel Architects, LLC

**Key Features** New 11-story,  
90,000 square foot  
luxury condominium  
apartment building  
featuring split four  
pipe system of water  
cooled central ducted  
air conditioning to  
apartments with custom  
hot water baseboard for  
perimeter heating.



## 505 GREENWICH STREET

**Address** 505 Greenwich Street,  
NYC

**Owner** Metropolitan Housing  
Partners

**Architect** Handel Architects,  
LLC

**Key Features** Award winning  
14-story, 200,000  
square foot luxury  
multi-dwelling  
condominium  
apartment building.  
HVAC system features  
split four pipe central  
water cooled ducted air  
conditioning for each  
apartment with custom  
perimeter hot water and  
baseboard.

**Design Citation**  
AIA/NY Chapter  
Housing

**Design Award**  
Boston Society of  
Architects

## 555 WEST 23RD STREET



**Address** 555 West 23rd Street,  
NYC

**Owner** Douglaston  
Development/  
Levine Builders

**Architect** Stephen B. Jacobs  
Group PC

**Key Features** New, award winning,  
319,000 square foot  
luxury rental apartment  
building with 337  
residential units  
including 12,000 square  
feet of retail and 14,000  
square foot garage

HVAC systems include  
dual roof mounted gas-  
fired hot water boiler  
plants feeding hot water  
to PTAC units. Public  
areas and amenities are  
fed via water cooled/  
heating and hot water  
air conditioning units.

Received Design Award  
of Excellence from  
SARANY (Society of  
America registered  
Architects / NY Council )

Top project in NY  
Tri-State area for Real  
Estate Construction  
Review

## CLINTON HOUSING



**Address** 526-540 West 48th Street, NYC

**Owner** Hudson Companies, Inc.

**Architect** Perkins Eastman Architects

**Key Features** New seven-story, 84,000 square foot market rate rental apartment building. HVAC systems consist of hot water PTAC's.

## ENCORE WEST RESIDENCE



**Address** 755-765 Tenth Avenue,  
NYC

**Owner** Encore Community  
Services

**Architect** Ting & Li Associates

**Key Features** New 8-story, 65,000  
square foot affordable  
multi-family rental  
apartment building on  
12,550 square foot site  
which participates in  
the HUD202 Program  
for affordable housing.



## 1100 ADAMS STREET

**Address** 1100 Adams Street-  
Block 88, Hoboken, NJ

**Owner** Tarragon Development  
Corporation

**Architect** Gruzen Samton, LLP

**Key Features** New 300,000 square  
foot building including  
70,000 square feet of  
on grade garage space.  
HVAC systems include  
high efficiency split  
systems with ducted  
gas-fired furnace and  
domestic water heaters  
in each apartment.



## HONEYWELL I & II APARTMENTS

**Address** 906 & 912 East 178th Street, NYC

**Owner** Phipps Houses

**Architect** Dattner Architects

**Key Features** Two new 6-story, 80,000 and 45,000 square foot, affordable housing rental apartment buildings. HVAC systems include high efficiency gas-fired hot water boilers feeding baseboard and thru wall air conditioning units.



## MLK APARTMENTS



**Address** 1212 Martin Luther King Boulevard, Bronx, NY

**Owner** Dunn Development/  
Martin Dunn

**Architect** SLCE Architects

**Key Features** New 6-story, 52,000 square foot "Green"/ NYSERDA affordable housing rental apartment building. Awarded the first ENERGY STAR rating in the United States for an affordable multifamily dwelling building.



Rating qualification features include tight building envelope with additional perimeter and roof insulation and air sealing of perimeter and demising walls, high-efficiency sealed-combustion modulating boilers, ENERGY STAR light fixtures with occupancy/motion sensors and LED exit signs, Constant air regulators to balance building exhaust while reducing heat loss, low-e, argon-filled windows, custom designed windows with removable bottom sash for A/C panel replacing typical metal A/C sleeve, glass-faced sheetrock on perimeter walls to eliminate risk of mold, Otis Gen2 elevators with integral motor above the cab operating at much lower horsepower than traditional hydraulics to use less electricity.



## OCTAGON PARK APARTMENTS



**Address** 888 Main Street,  
Roosevelt Island, NY

**Owner** Becker & Becker  
Associates, Inc./  
Bruce Becker

**Architect** SLCE Architects

**Key Features** New 12-story, 555,000 square foot, market rate rental multi-dwelling LEED Silver GREEN building including renovated landmark octagon portion set on five acres. Includes landscaped park over garage, surface parking, pool, ecological park and six tennis courts. HVAC design includes high efficiency water source heat pumps fed from high efficiency gas-fired condensing boilers, airside heat recovery and 60Kva rooftop photo voltaic cell array enabling building to use 35% less energy than a conventional building.

The project uses 10% recycled materials, 20% local materials (produced or constructed within 500 miles), and at least 50% of construction materials are recycled. In addition, the building meets strict indoor air quality standards. The Octagon received the largest initial award of New York State Green Building Tax Credits and was recognized in the first New York City Green Buildings Competition with the "Green Apple Award" for leadership in applying sustainable design principles to residential development and awarded LEED Silver rating.

**Awards:**

Lucy Moses Preservation Award from The New York Landmarks Conservancy

Green Apple Award

Open House New York 2005-2008

Preservation Grant from New York State Office for Historic Preservation.

## SOHO 25



**Address** 19-35 West Houston Street, NYC

**Owner** Metropolitan Housing Partners

**Architect** H. Thomas O'Hara Architect, PLLC

**Key Features** New 9-story, 65,000 square foot condominium apartment building with ground floor retail space. HVAC systems include hot water fed PTAC units with air-cooled split systems to feed top floor luxury penthouse units.



## THE ARRIS LOFTS

**Address** 27-28 Thomson Avenue

**Owner** The Andalex Group

**Architect** Costas Kondylis  
& Partners, LLC

**Key Features** Gut renovation & conversion of existing 7-story industrial/manufacturing/storage building into a 450,000 square foot luxury loft-style condominium apartment building. Amenities include penthouse, health club, extensive retail space and 66,500 square foot cellar garage facility. HVAC system consists of water source heat pumps fed from renovated existing scotch marine type oil fired boiler plant.



## THE VENETO

**Address** 250 East 53rd Street,  
NYC

**Owner** The Related Companies

**Architect** Davis Brody Bond, LLP

**Key Features** New 31-story,  
226,000 square foot  
luxury condominium  
apartment building.  
HVAC system includes  
high efficiency water  
source heat pumps fed  
from high efficiency  
gas-fired rooftop boiler  
plant. In-building  
transformer vault due to  
Second Avenue subway  
easements.



# Commercial



## BEACON COUNTY COURT HOUSE



**Address** State Road 9D, Beacon,

**Owner** Town of Beacon

**Architect** Nadler Philopena  
Architects

**Key Features** Multi-use municipal building including court house, building department and police department. Heated and cooled by air-cooled chilled water plant and hot water boilers.



## CROSSROAD TOWERS

- Address** 80-02 Kew Gardens Road, Queens NY
- Owner** Arthur Geller /Ulo Barad /Barish Blumfeld
- Architect** Wechsler Menziuso Grasso & Eli Attia Architects
- Key Features** 12-Story, 300,000 square foot commercial office building with Jack Lalanne healthclub and extensive 130,000 foot below-grade garage.



## CINEPLEX ODEON

**Address** 23rd Street & 8th Avenue, NYC

**Owner** Cineplex Odeon Theaters (currently Clearview Cinemas)

**Architect** SLCE Architects

**Key Features** 6-story, nine theater multiplex cinema. Hybrid HVAC system with gas-fired rooftop packaged units for upper-level theaters and water source heat pumps feeding lower-level theaters.



## WOODBURY JEWISH CENTER

**Address** 200 South Woods  
Road, Woodbury, NY

**Owner** Woodbury Jewish  
Center

**Architect** Michael Spector  
Architects

**Key Features** Award winning  
synagogue and religious  
school including 8,000  
square foot, Adam  
Tihany-designed  
ballroom. Heating and  
air conditioning  
provided by uniquely  
screened, gas-fired  
packaged rooftop units.



## VALLEY NATIONAL BANK

**Address** 1569 Third Avenue, NY

**Owner** Gotham Construction

**Architect** Stern-Ring Associates,  
AIA PA

**Key Features** New 2-story, stand  
alone neighborhood  
bank. HVAC consists  
of rooftop gas-fired  
packaged ducted  
systems.

## COX NISSAN



**Address** 3660 Boston Road,  
Bronx, NY

**Owner** Cox Nissan/Keith Cox.

**Architect** T.A.I. Design Inc.,  
Architects & Interiors

**Key Features** New 1-story with  
mezzanine, 8,200  
square foot Nissan  
dealership. HVAC  
systems include  
roof mounted gas-  
fired heating and air  
conditioning systems  
with gas-fired boiler  
plant feeding perimeter  
hot water baseboard.

# Healthcare





## PETITE FLEUR NURSING HOME

**Address** 300 Broadway Avenue,  
Sayville, NY

**Owner** Theresa Santmann

**Architect** SLCE Architects

**Key Features** 160-bed, flower-shaped  
nursing home using 2  
pipe fan-coil system  
with rooftop chiller  
and boiler.



## ST. MARY'S AIDS RESIDENCE

**Address** 514-516 West 126th Street, NYC

**Owner** St. Mary's

**Architect** Garrison McNeil Architects

**Key Features** Renovation of existing 8-story, 35,000 square foot church school building into a licensed AIDS residence.



## FRANCES SCHERVIER

**Address** 2975 Independence  
Avenue, Bronx, NY

**Owner** Frances Schervier  
Nursing Home &  
Hospital

**Architect** The Geddis Partnership

**Key Features** 4-year phased  
renovation and addition  
to existing 274-bed  
nursing home including  
new kitchen and dining  
facility and all new  
nursing units..

## HEBREW HOSPITAL HOME



**Address** 61 Grasslands Road,  
Valhalla, NY

Hebrew Hospital  
Home

**Architect** Gruzen Samton  
Architects

**Key Features** 180-bed nursing home  
utilizing two-pipe fan  
coil system.  
Additional building  
was constructed on  
site by adding to and  
renovating existing  
residence which serves  
as seniors daycare  
center. .



# Public Spaces





## 60 THOMPSON STREET

**Address** 60 Thompson Street,  
NYC

**Owner** Pomeranc Group

**Architect** The Stephen B. Jacobs  
Group

**Key Features** 10-Story, 60,000 square  
foot, 100 room  
boutique hotel using  
two-pipe fan coil  
system to serve the  
hotel and "Thom"  
restaurant.



## FITZPATRICK GRAND CENTRAL HOTEL

**Address** 141 East 44th Street,  
NYC

**Owner** Fitzpatrick Hotels

**Architect** Martin J. Brockstedt

**Key Features** Renovation of  
previously converted  
commercial building  
into a 152-room hotel.  
Heating and air  
conditioning provided  
by water source heat  
pump system with  
console type perimeter  
units for HVAC.



## THE LIBRARY HOTEL

**Address** 299 Madison Avenue,  
NYC

**Owner** Henry Kallan

**Architect** The Stephen B. Jacobs  
Group

**Key Features** Petite and distinctive renovation of existing landmark commercial building into a 30-room boutique hotel. Four-pipe fan coil system with rooftop air-cooled chiller was employed to maintain landmark exterior.



## THE GIRAFFE HOTEL

**Address** Park Avenue at 101 East  
26th Street, NYC

**Owner** Henry Kallan

**Architect** The Stephen B. Jacobs  
Group

**Key Features** 73 room boutique hotel  
utilizing four-pipe fan  
coil system fed from  
rooftop, air cooled  
chillers and boiler  
room.



## NORTH SHORE COUNTRY CLUB

**Address** 500 Shore Road,  
Glenhead, NY

**Owner** North Shore Country  
Club

**Architect** Anthony Musso  
Architects

**Key Features** Renovation of dining  
room, bar, grille room,  
and ladies locker room  
utilizing gas-fired  
rooftop package air  
conditioning  
equipment.

## PELHAM COUNTRY CLUB



**Address** 940 Wynnewood Road,  
Pelham Manor, NY

**Owner** Pelham Country Club

**Architect** Sapienza and Lessig  
Architects

**Key Features** Gut renovation of  
existing country club  
clubhouse to create  
new dining space, grille  
room, women's locker  
room, spa and bowling  
alley.



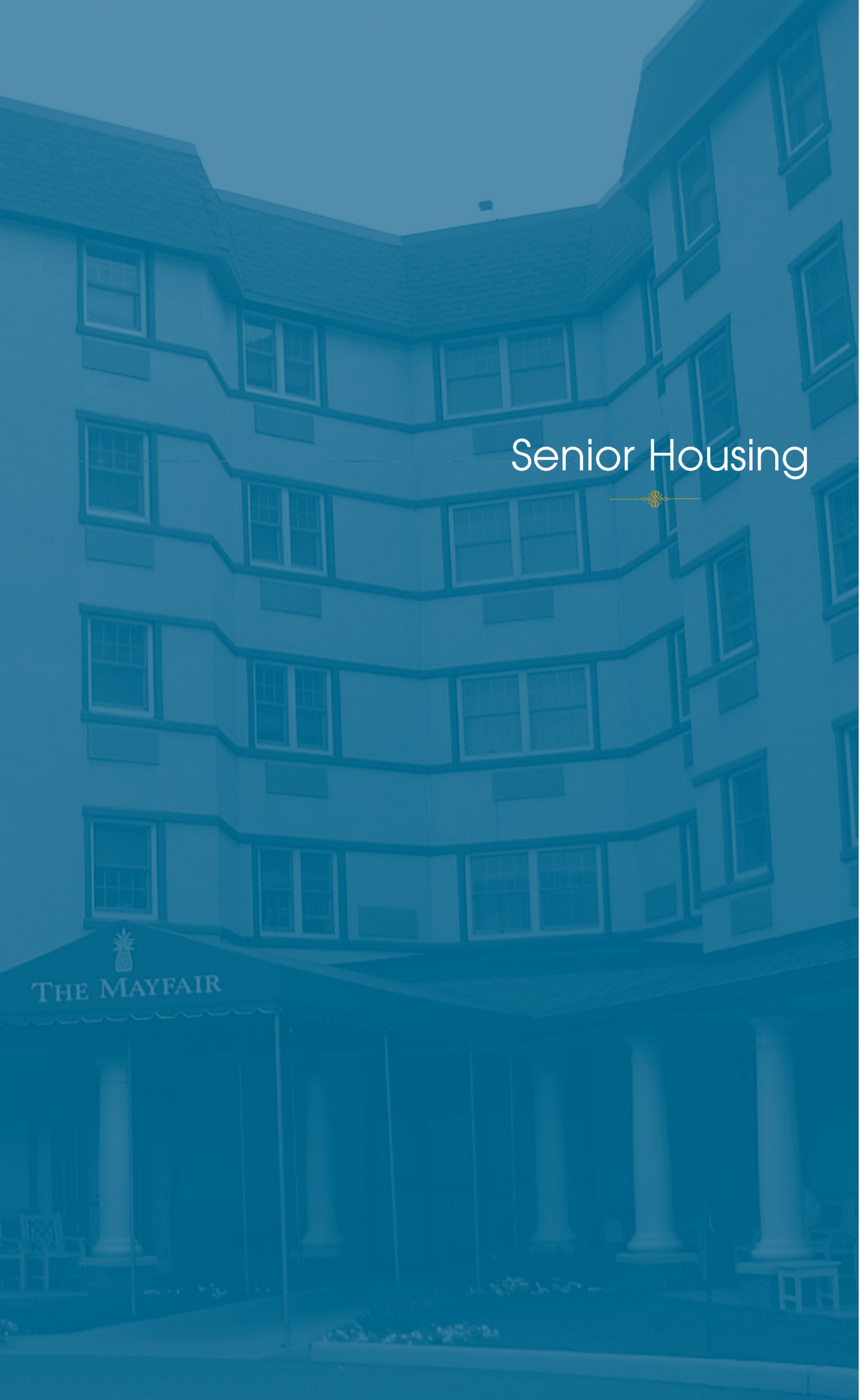
## THE JEWISH COMMUNITY CENTER OF STATEN ISLAND

**Address** 1466 Manor Road,  
Staten Island, NY

**Owner** The Jewish Community  
Center of Staten Island

**Architect** Dattner Architects

**Key Features** New 3-level 105,000 square foot YMHA community center including pool /locker room, kitchen, social hall, educational rooms and administrative offices. Interior areas heating and air conditioning supplied by gas-fired roof top units. High efficiency dedicated gas-fired cellar boilers provide perimeter heating.



# Senior Housing



THE MAYFAIR



## PETITE FLEUR NURSING HOME

**Address** 300 Broadway Avenue,  
Sayville, NY

**Owner** Theresa Santmann

**Architect** SLCE Architects

**Key Features** 160-bed, flower-shaped  
nursing home using 2  
pipe fan-coil system  
with rooftop chillers  
and boilers.



## THE MAYFAIR AT GLEN COVE

**Address** 126 Glen Street,  
Glen Cove, NY

**Owner** Hassett-Belfer  
Development/  
Andrew Belfer

**Architect** Gruzen Samton  
Architects

**Key Features** 5-Story, 60,000 square  
foot seniors residence  
utilizing all electric  
heat pump units.

THE MAYFAIR



## BAYSHORE SENIOR RESIDENCE

**Address** 53 Ocean Avenue,  
Bayshore, NY

**Owner** Forest City Daly  
Housing / Michael Daly

**Architect** Perkins Eastman  
Architects

**Key Features** 2-Story, 100,000 square  
foot seniors residence  
incorporates existing  
single family residence  
into new lobby portion.  
Heating and air  
conditioning provided  
by gas-fired incremental  
air conditioning units.



## STERLING GLEN AT LYNBROOK

**Address** 125 Ocean Avenue,  
Lynbrook, NY

**Owner** Forest City Daly  
Housing

**Architect** Perkins Eastman  
Architects, PC

**Key Features** New 5-story, 98,000  
square foot enriched  
housing for seniors  
living building with 127  
dwelling units. HVAC  
system includes gas-  
fired PTAC units to  
feed all dwelling units.

# Schools





## PS 58 SCHOOL OF HEROES

**Address** 2802 Grand Avenue,  
Queens, NY

**Owner** NYC School  
Construction Authority

**Architect** Perkins Eastman  
Architects

**Contractor** Leon D. DeMatteis  
Construction Corp.

**Key Features** New three-story,  
170,000 square foot  
design/build public  
school utilizing water  
cooled chilled water  
system with gas/oil-  
fired scotch marine  
boiler plant.



## ISAAC YOUNG MIDDLE SCHOOL

**Address** 515 North Avenue,  
New Rochelle, NY

**Owner** New Rochelle Schools

**Architect** The Geddis Partnership

**Key Features** Renovation and  
addition of gymnasium  
wing including new air  
conditioning systems  
integrated throughout  
public spaces.

## IS/PS 156



**Address** 104 Sutter Avenue,  
Brooklyn, NY

**Owner** NYC School  
Construction Authority

**Contractor** Leon D. DeMatteis  
Construction Corp.

**Architect** John Ciardullo  
Associates

**Key Features** New NYC School  
Construction Authority,  
four-story, 190,000  
square foot design/build  
intermediate and  
elementary school.



## MAGEN DAVID YESHIVAH

**Address** 21-34 McDonald  
Avenue, Brooklyn, NY

**Owner** Magen David Yeshivah

**Architect** Gruzen Samton  
Architects

**Key Features** 200,000 square-foot,  
seven-story K-8 private  
school featuring gym,  
dining facilities,  
classrooms, auditorium  
and worship spaces.  
HVAC systems include  
gas-fired rooftop  
equipment, split system,  
air-cooled unit  
ventilators and hot  
water baseboard.

MAGEN DAVID YESHIVAH

ISSAC SHALOM ELEMENTARY SCHOOL

SAPPA BUILDING



## TOURO COLLEGE

**Address** 75-31 150th Street,  
Kew Gardens, NY

**Owner** Touro College

**Architect** Gruzen Samton  
Architects

**Key Features** 100,000 square foot,  
multi-use college  
building including  
classrooms, assembly  
hall, dining facility and  
worship spaces using  
gas-fired packaged  
rooftop equipment for  
heating and central air  
conditioning.



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