

Building Better for a Better Community

Residential construction company launches a series of mixed-use developments in New York



Skycore Builders is taking on New York with its latest construction project, Archer Towers I. The project is just one in a pipeline of many that Skycore has planned for this year.

Skycore Builders

PRESIDENT
Richard Santosky

LOCATION
New York, New York

The mixed-use Archer Towers I development will offer 605 apartments for households of various incomes as well as 225 below-grade parking spots and retail space on the ground floor. This first of two planned towers on the site will be 542,000 square feet with a height of 25 stories. The development is within walking distance to Jamaica Terminal, one of New York's busiest transit hubs.



Yoga Room

HIGHBURY CONCRETE INC.

We are proud, honored, and excited for our upcoming venture with Skycore Builders to build the superstructure concrete portion of the Archer towers project in Jamaica, Queens. The proven track records of both Skycore and Highbury will help bring this 595,000 SF Mixed use development to life. All of us here at Highbury Concrete are looking forward to the collaborative effort with the Skycore team on this our maiden project with them and look forward to being a part of their continued successes for many projects in the future.

The estimated cost of around \$300 million is only a fraction of what BRP Companies, the development's owner, plans to spend this year on projects. Crews broke ground on Phase 1 in April 2021, and the 450-unit Phase 2 is currently in the design stage, with a tentative construction date of April 2022.

HIGH-END UNITS WITH LOW PRICES

Archer Towers isn't the typical apartment complex one might find in New York. The interior design is luxurious, featuring high-end finishes, vertical stack heat pumps and a floor-to-ceiling glass façade that completely encompasses the building's exterior. Richard Santosky, President of Skycore Builders, says the company doesn't distinguish between market-rate and affordable housing units when it's building.

"The project is designed as a market-rate building," he says. "Some of the units will rent for less, but their finishes will be the same."

Identical units allow every household to experience high-end living, regardless of their income. But in terms of saving money, consistent design just makes more sense. By keeping the unit finishes consistent, Skycore can drive down the cost of materials and complete the project in a more efficient manner. Archer Towers I serves as a testimonial to the Skycore goal of delivering exceptional quality within budget and on time.



101 Lincoln Ave, Bronx, NY

Established in 2013 Highbury Concrete Inc. is made up of a team of concrete superstructure career professionals. Specializing in mid to high rise commercial, residential and architectural concrete projects. We work directly with developers, construction managers, general contractors, architects and engineers and take pride in understanding a clients goals and safely delivering a high quality project on time and within budget.



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Interior Lobby



WE LOOK TO BUILD HIGH-QUALITY, SAFE PROJECTS that make financial sense for the developers, investors and builders and that are affordable to the residents.”
-Richard Santosky

Media Room





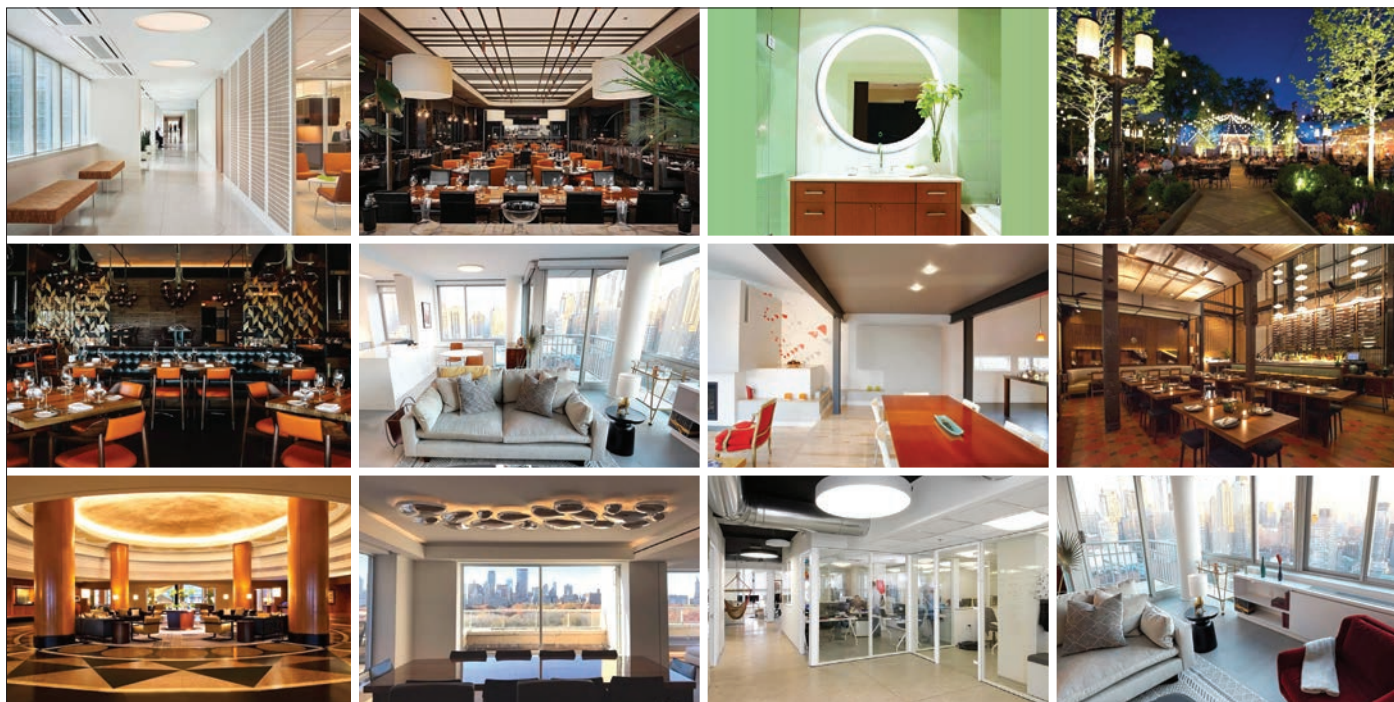
"From a construction standpoint, we take the Henry Ford approach," Santosky says. "While we have completed many high-end projects in the past, our current platform isn't structured to build one-off, highly unique or bespoke buildings. We look to build high-quality, safe projects that make financial sense for the developers, investors and builders and that are affordable to the residents. We don't distinguish between the affordable and the market-rate units. Everybody gets the same finishes. It's just more economical to build this way."

QUALITY IS THE TOP PRIORITY

The team at Skycore participates in a rigorous evaluation and pre-qualification process when considering contractors it hires for projects, understanding that the quality of work these contractors produce directly affects the quality of work Skycore produces. The pre-qualification process ensures that subcontractors have the financial strength, experience and personnel capacity to complete the work. Additionally, they need to be aligned with Skycore's commitment to excellence.

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Established in 1989, GFC Lighting Wholesale, Inc. has three decades of experience working with developers, architects, and lighting designers throughout the country. We have made a name for ourselves as a reliable and honest source of quality products. Whether you need custom fixtures or design consultation, we are ready to help you light your space through design and direct distribution. When you work with the best, you don't just get a price. You get a team of people who have the experience to see problems ahead of time, be proactive, and make a project work through ingenuity and intelligence. At our company, we have extensive management experience and look forward to helping you stay on time and on budget. No matter the size of your project, we have the materials and the knowledge necessary to tackle it. We have extensive experience customizing fixtures and designs for spaces of all sizes. So, if you need a reliable company providing wholesale lighting, the easy choice is GFC Lighting Wholesale, Inc.



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Terrace Lounge



Party Room



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"We expect excellence in all that we do. We believe that the cost and budget are not exclusive of safety and quality, and while we aren't perfect, we do expect the entire team to be striving for excellence in their contribution to the overall effort. The way to do this is to bid only to the best-in-class contractors in New York—those with values that parallel with ours," Santosky says. "We don't have a bidders list with 10 or 20 different contractors per trade. We look to develop relationships with a small pool of subcontractors who we can trust to be as passionate about their work as we are about ours. Our subcontractors are partners in these deals. If they're not providing great value and great performance, then neither are we."

For the Archer Towers I project, Skycore has engaged subcontractors that have consistently demonstrated exceptional craftsmanship throughout New York. ECD-NY is nearing completion of the support of excavation and foundation concrete. Highbury Concrete, which specializes in high-rise buildings, will build the concrete superstructure. Walsh Glass & Metal will install the Wausau window wall. Aspro Plumbing, a local high-rise construction plumber, will complete the project's plumbing



✓ Planning Strategy Results

Aspro Plumbing Inc., a Plumbers Local 1 Union Shop, was founded in 1994.

Being committed to excellence and ensuring that each contract awarded is completed on schedule and with accuracy by an elite group of Project Foreman and support staff who pay close attention to detail and the high pressures associated with construction trades, has allowed Aspro Plumbing Inc., even during tough economic climates, to remain at the forefront of plumbing construction.

ALL PHASES OF PLUMBING

President
Vincent Aspromonte Jr.

ASPRO
Aspro Plumbing Inc.

Vice - President
Nicholas Covino



Living Room



ALL THESE PROJECTS HAVE ONE THING IN COMMON,
[and] that's Skycore's dedication to striving for excellence."
-Richard Santosky

Kitchen



BOOSTING EFFICIENCY WITH CORE SCAFFOLD

From the start, Skycore's partnership with safety leader Core Scaffold has been an exercise in efficiency. The strategic positioning of hoists will be the driving factor in Skycore achieving their set goals. Through innovative modeling and visualization tools, coupled with a thorough onsite walkthrough, Core has provided detailed clarity on the challenges faced — and the safety solutions needed. Core has mapped out a clear plan of action, one that will help prevent stop gaps and costly delays. With bold vision, they have strategized equipment and tools to help the Skycore team meet their projected goals in ways that are both cost effective and safe — following through on their promise of 'helping builders build.' One might even say Core and Skycore share a 'common core': Efficiency.



THE BEST PART OF OUR SCAFFOLDING IS HOW FAST WE TAKE THEM DOWN

There's no better feeling than beating a deadline. And that's just what Core helps clients like Skycore do:

Find faster, more efficient ways upwards — turning projects and teams into **lean, mean, building machines**.

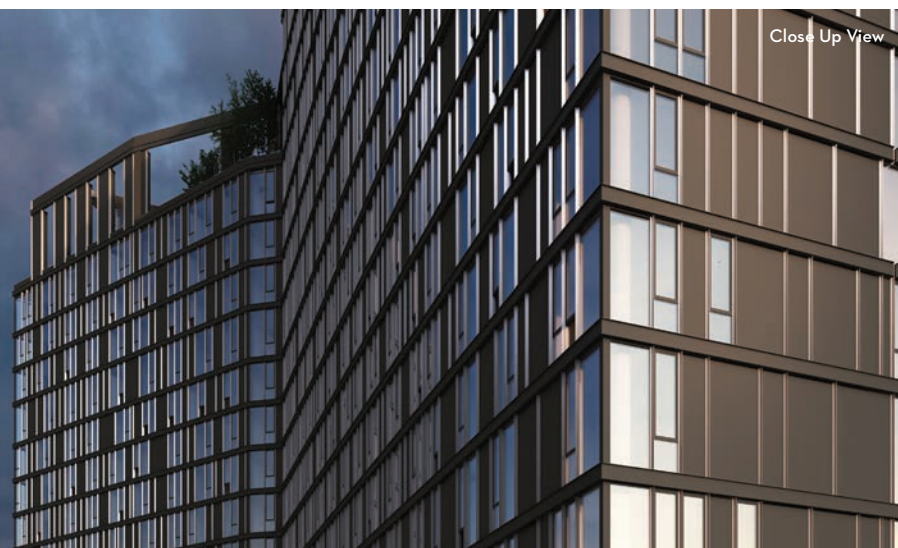
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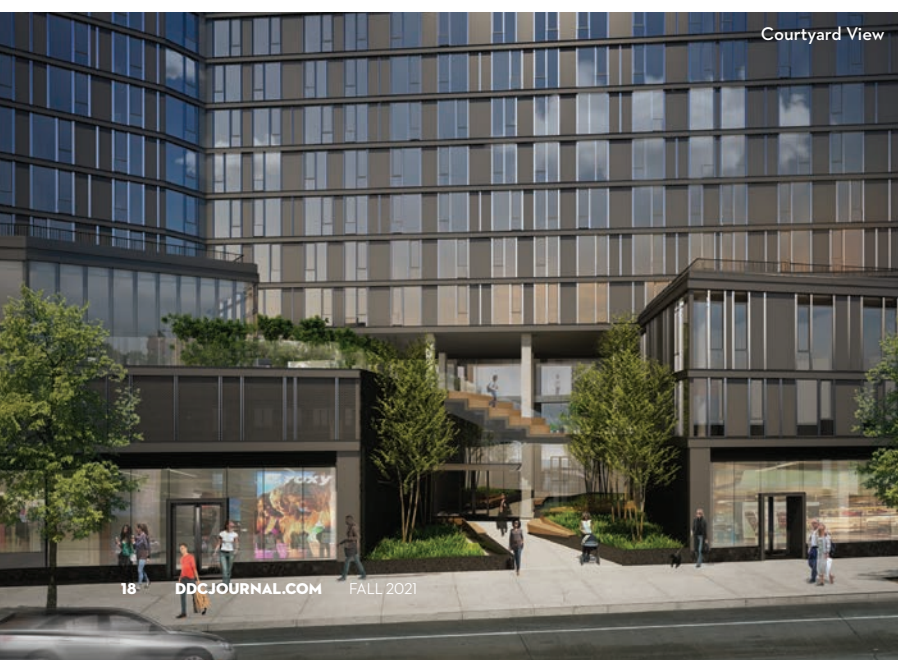
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Rooftop



Close Up View



Courtyard View

work. KSW Mechanical will perform the HVAC work, and Horsepower Electric will be the electrician. Once Archer Towers is complete, the property will include fixtures from GFC Lighting Wholesalers.

The team at Skycore maintains high standards not just for their subcontractors, but for their own company. Santosky emphasizes the importance of builders and owners working in unison for the greater good of the project.

"We've established what we call an 'aligned relationship' with the developer...BRP is depending upon us to deliver high-quality projects on time, for a price that satisfies the demands of the financial models," Santosky says. "And then in return, we're depending on them to provide us work for the foreseeable future. It's a symbiotic relationship, and thus far, it's been highly successful."

Skycore looks forward to continuing to build mutually beneficial relationships with stakeholders on additional projects. The construction company is already working on two more mixed-use developments in New Rochelle, New York: 10 Commerce and 500 Main Street. Also coming this fall are 90Ninety, a 614-unit development in Jamaica, Queens, and The Arboretum on Long Island, a 62-acre development consisting of 292 units including 51



single-family homes, the balance being town-homes and flats. The project will also include a 7-acre arboretum with walking trails for the community.

"All these projects have one thing in common, [and] that's Skycore's dedication to striving for excellence," Santosky says. "When we as

the general contractor are aligned with both the subcontractors and developers as collaborative partners, we [are] able to be more open about problems. This candor and collaboration produce greater success. While we can never be perfect, we do have high expectations. We think that this mindset has made us better builders." ■

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