

# Delivering Across New York

New York construction firm is underway on multiple mixed-use projects totaling 3 million square feet



## Skycore Builders

**PRESIDENT**  
Richard Santosky

**DIRECTOR, ADMINISTRATION**  
Charlene Joseph

**VP, PRECONSTRUCTION**  
Rich Woolley

**LOCATION**  
New York, New York

Leveraging its expertise in New York Tri-State residential construction, local contracting firm Skycore Builders is underway on just under \$1 billion worth of construction projects. The company broke ground on four large-scale developments in the past year and a half, each of which is bringing much-needed housing and high-quality amenities to New York.

The explosion in Skycore's portfolio is enormous, propelling the company's growth and solidifying its relationship with partner BRP Companies, which is developing all of Skycore's current projects. As they navigate industry challenges with the goal of producing





the highest-quality projects, on-time and on-budget, the team shares excitement about their progress thus far.

#### **EXPECT EXCELLENCE**

Skycore's slogan, "Expect Excellence," is evident in all of its recently completed and ongoing construction efforts. Its five current projects total approximately 3 million square feet in southeast New York.

"Skycore is a very rewarding place to work. We're a young company that has grown tremendously in a positive way," says Charlene Joseph, Director of Administration at Skycore. "People are enthusiastic to be here at the ground level and see the results of implementing solid systems and strong leadership. Our current pipeline includes nearly 2,500 apartments in construction and roughly double that number in development. It is a great group of people....All of them are happy to be involved





10 Commerce Drive



**OUR CURRENT PIPELINE INCLUDES NEARLY 2,500 APARTMENTS IN CONSTRUCTION** and roughly double that number in development."  
**-Charlene Joseph**

and to be part of such an amazing organization."

Skycore is furthest along on 10 Commerce Drive. The seven-story, Class A residential building will hold 172 units proximate to the New Rochelle Transit Center. Construction is expected to wrap this fall.

Archer Towers I in the Jamaica neighborhood of Queens—the first of the two-phase project—contains 605 residential units that will serve a mix of income levels as well as 14,000 square feet of retail. Residents will have access to around 20,000 square feet of amenities, over 200 parking spaces and numerous nearby regional transit options. The building

features floor-to-ceiling glass façades, luxurious finishes, vertical stack heat pumps and other energy-efficient fixtures. Skycore broke ground on the project in April 2022, topped off the 26-story building this April and plans to complete the project by 2023.

Skycore had an exceptionally busy spring of 2022 with three more groundbreakings on large developments.

Also in New Rochelle, the contractor is building 500 Main Street, a 26-story tower with 477 residential units. The building includes 20,000 square feet of space for the New York Covenant Church—who previously occupied the property—two levels of elevator car parking,

#### **LRC CONSTRUCTION**

We are both proud and excited about the opportunity to work with Richard Santosky and the Skycore team on their 500 Main Street project in the heart of New Rochelle. Our mission, and our passion, is providing unparalleled service to our clients with honesty and integrity. With our proven work ethic and knowledge, we always perform beyond our clients' expectations.





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Ranked in the top 15 contractors in the tristate area, LRC Construction has a “large firm” portfolio and resources, yet is centered on select clients and projects. We are always responsive with a special focus on safety and quality. LRC remains committed to the satisfaction of our clients.



500 Main St - New Rochelle, NY

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Flat



**ONE OF THE THINGS WE'VE DONE** is work really closely with our vendors and subcontractors to identify things that could potentially escalate costs or be supply chain issues."  
**-Rich Woolley**

Single Family Home





Kaila Construction is a proudly run family business servicing the New York metro area since 2001. As a Veteran-Owned and MBE Corporation, Kaila Construction has prided itself on delivering excellence through high-standards and teamwork. CEO, Joe S. Rodrigues has been in the industry for over 35 years, creating lasting relations with clients, and a trust within the community.

Skycore has been a client of Kaila's since their inception. Doing business with them has been an absolute pleasure, thanks to their CEO, Richard Santosky. Rich's successful track record has been proven time and time again. Kaila Construction is thrilled to be working hand in hand with Richard and his team to provide them with any Construction Services they may need on their projects.

We look forward to furthering our relationships across the industry, and continuing to build trust with quality work.

Kaila Construction offers:

- Drywall Framing Systems
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**Contact us for your next project, we look forward to hearing from you.**





90Ninety



**WE, TOGETHER, HAVE ACHIEVED A LOT IN A SHORT PERIOD OF TIME,** and it has been a blast every step of the way."  
-Rich Santosky

an expansive amenities package to include a rooftop pool and penthouse-style apartments on the upper two floors.

90Ninety is going up in Jamaica, Queens, also near the Jamaica Station Train Terminal. The mixed-income community will house 614 residential units in addition to 25,000 square feet of retail, a 5,000 square-foot community arts space and 15,000 square feet of amenities. The property is contained within two towers over a shared podium and will feature a complex, multi-material façade, balconies overlooking an expansive landscaped courtyard and high-end finishes, along with two levels of below-grade parking. Skycore expects to wrap construction by fall 2025.

Finally, in the Farmingville area of Long Island, Skycore is underway on The Arboretum at Farmingville. Located on the site of a former

horse farm, the 62-acre community will contain a total of 292 residences, split between 51 single-family homes, flats, lofts and townhomes. The development includes new roads, utilities and a dedicated sewage plant. It will also feature a 7-acre arboretum, or tree garden, with walking/jogging trails and picnic areas.

#### LEVERAGING PARTNERS AND EXPERTISE

With such an extensive portfolio of projects underway, Skycore must carefully manage the challenges threatening the construction industry. Its team has remedied supply chain issues by being laser-focused on material selections and industry-wide supply chain trends. Sticking with people it can trust and working with a select group of pre-qualified subcontractors—such as LRC Construction (The Cappelli Organization) and drywall framing and insulation provider Kaila Construction Corp.—has been critical to Skycore's success.

#### 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

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

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## CORE

SCAFFOLD  
SYSTEMS

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Farmingville


#### RNC INDUSTRIES

RNC Industries appreciates the opportunity to provide Excavation and Reinforced Concrete work to construct the Foundation and Superstructure on the 90Ninety project. We have worked with some of New York City's largest Property and Construction Managers, General Contractors, and Building owners in creating and changing the skyline in our great city. Best of luck to Skycore Builders, Inc. for continued success.

"One of the things we've done is work really closely with our vendors and subcontractors to identify things that could potentially escalate costs or be supply chain issues," says Rich Woolley, Vice President of Preconstruction for Skycore. "We work diligently to get out in front of pitfalls by immersing ourselves in the design and material specification process, where we can identify problems early, then make smart subcontractor/vendor selections, accelerate approvals, pay deposits to lock our place in the production and relentlessly follow up on the items until delivered....These are

things we always do, but we have to be hyper-focused on it today. We have to raise the bar a bit and perform at a higher level than ever before."

As it approaches the completion of its many projects, Skycore is most proud of achieving its goal of delivering excellence.

"With our partners at BRP Companies, the backing of world-renowned financiers such as Goldman Sachs, BlackRock and AIG, best-in-class subcontractors and a team of dedicated, in-house professionals all seeking to achieve a high degree of excellence in what they do, we've been able to not only fulfill our commitments...we have been able to do what we said we would do while having fun doing it. I attribute that success to the efforts of our entire team," says Rich Santosky, Skycore's President. "We, together, have achieved a lot in a short period of time, and it has been a blast every step of the way. That is something to be proud of. We have an enormous pipeline, and I am looking forward to seeing the company evolve." 



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