

COMPANY 2014 PORTFOLIO

FOCAL POINT DESIGN & CONSTRUCTION INC.

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www.focalpointdnc.com

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About Us

Focal Point Design and Construction Inc., since 2000 has been offering construction management, general contracting and consultant services. This company has earned recognition for enabling clients to have one-stop shop option, undertaking large, complex projects, embracing emerging technologies, and making a significant impact for their clients, employees and community.

Teamwork

Each staff is knowledgeable with a unique skill set that compliments the needs of our clients. We realize mutual respect is the key, and work with our clients as a team. Clear information and detailed guidelines are given to clients at the beginning of each project by utilizing constant communication and coordination.

Commitment

Our wide range of services exceed clients' needs. We guide clients through planning, engineering and design, subcontractor selection, and the construction of the projects. By managing to collaborate with all parties, we are able to create an efficient and enjoyable building experience. Each project is delivered to specifications, scheduled deadline and within budget.

Philosophy

The essence of the design/build concept is the idea that quality, completion dates and costs can be brought under control by assigning total responsibility for all these factors to one single entity: the design/builder. On every job site we adopt 'outside the construction fence,' which is educated through signage as well as through written and in-person communication between our project team and the community where projects located.

Management Team

Danny Wu
President

Danny founded Focal Point in 2007. Graduating from Pratt Institute in 2000 with the full knowledge and understanding of each trade of the construction stages, and working in a construction company for seven years as project manager has set him to an advanced position in the construction industry. He had numerous years of experience in construction management, planning and design, special trade negotiation and selection, cost and schedule control, safety program monitoring and contract administration. He specialized in valuing engineering cost, materials takeoff, cost analysis and cost estimating; He designed real estate development plans for clients as well as development proposals for potential developers. He has been involved in numerous over \$10 million new building construction projects over the years.



Li Heng Wu
Project Director

Mr Wu joined Focal Point since 2007. He graduated from NYIT in Construction Management in 2000, licensed with many trades from FDNY, NYC DOB, OSHA safety standard. His responsibilities included participation at the pre-construction planning phase, project scheduling, and coordinating corporate-wide field operations and staffing for the firm. His expert navigation skills in challenging logistic conditions and a thorough knowledge of complex building systems resulted in a number of successful projects. He oversaw all field operations including direct control of all subcontractors, budget development and construction schedules.

Horace A. Gingras
Site Safety Manager

Mr. Horace A. Gingras joined Focal Point in 2011. He holds a site safety license from NYC DOB. He maintained a safe work environment, in compliance with DOB and OSHA regulation. He was accountable to interface with DOB inspection. Prior to this position, he had assisted DOB BEST Squad unit in responded to 9/11 events in 2001.

Ellen Lee
Office Administrator

Ms. Ellen Lee joined Focal Point in 2010. She had greater experience in financial management, administration and coordination for numerous years. She was accountable for the accounting operations of the company, including periodic financial reports, maintenance of an adequate system of accounting records designed to mitigate risk and enhance the accuracy of the company's reported financial results. For all the projects, she prepared monthly requisitions; releases of lien from all the subcontractors; and the Monthly Owner's Report which included the financial reporting of all subcontracts.

Roman Sorokko

240-02 66th Ave.
Douglaston, NY 11367
rldk@aol.com

Founder of Versatile Engineering PC and licensed in the State of New York since 1995. PE#: 072800

Affiliated with Focal Point Design & Construction since 2008.

Mr. Roman Sorokko join-ventured with Focal Point as in-house professional engineer. He specialize in structural engineering services. Together we had produced many exciting projects in the five boroughs. Including building retrofit, vertical and horizontal enlargement to new buildings. Combined with Mr. Sorokko's professional knowledge and our firms on hands experience, we came together with many effective cost saving design to each project.

Recent Executed Projects:

Project: 467 Keap Street Brooklyn. *Status:* completed

- 15-story, 70,000 mixed-used development in Williamsburg, Brooklyn.
- 29 high end residential condominium and 30,000 sf of retail space.
- Sleek and contemporary design set apart from nearby developments.

Project: 599 4th Ave. Brooklyn. *Status:* completed

- 9-story, 20,000 mixed-used developments in Park Slope, Brooklyn.
- 19 high end residential condominium.

Project: 40-40 27th Street Long Island City *Status:* under construction

- 10-story, 35,000 hotel development in Long Island City, Queens.
- 88 guest rooms.

Focal Point Design and Construction Inc.

Client reference list

Lou Holtzman	917-468-5478,e-mail: ltheast@mac.com	Apt. remodeling, recording studio construction. 2006
Bernardo Dejesus	516-322-7315, ihopb@aol.com	IHOP owner, new store at Brooklyn, 2009
Eamon Roche	917-689-4816, eamonRTB@gmail.com	24 high end apts. conversion. 159 West. 25 th Street NY NY 2010
Craig Rentzel	craigrentzel@yahoo.com	Brownstone extension, 2010, 98 North 9 th St.
Robert Lynn	clickerbob@aol.com	New ground up building 74 North 8 th St. Brooklyn2010
Sam Leung architect	212-674-1176	High end condo renovation 250 Cabrini Blvd. 2011
Taylor Greens	917-741-8008, ctaylorgreene@gmail.com	Private town house gut renovation in 16 Webster Place, Park Slope, 2012
Anthony Reynoso	Ccm_services@yahoo.com	New 7 story ground up building. 20,000 sf. 2013
Ray Enosipso	201-838-0401	New 4 story building in Williamsburg, 2013
Chris Horrigan	chris@horrigancompanies.com	New custom brownstone townhouse in Fort Greene, Brooklyn. 2014
Justine Parsons	justine@dustypictures.com	New ground up 6 story condo at Greenpoint. 2014

Prior Focal Point project managed by Danny Wu.

PROJECT HIGHLIGHT

Project: David Salle Residence/Studio

Completion Date: December 2003

Location: 81 Hanson Place
Brooklyn, NY 11217

Architect: Christian Hubert Studio
David Fratianne Architect
Tel: (212) 347-2752

Type: Residential and studio

Floor area: 10,000 sq. ft.

Cost: \$ 3.8 Million

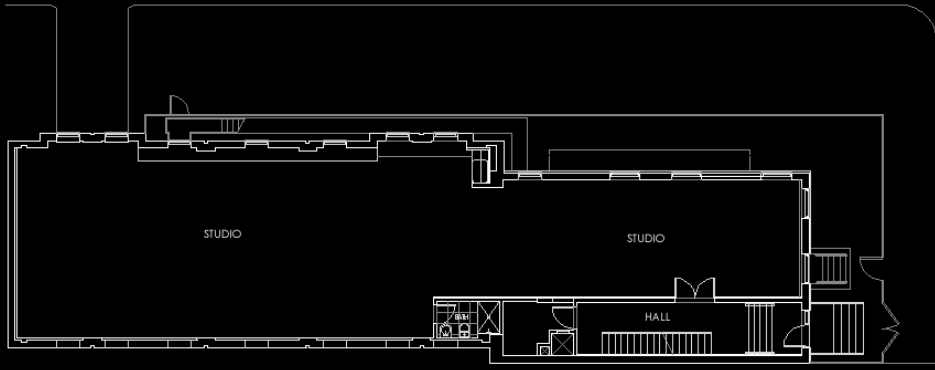
Description: Two buildings were combined to create a painting, gallery, office and living space for the famous artist. This project presents the challenge of renovating a 120 year old building. The old brick structure on the front of the building was completely torn down and reframed by adding new steel. The back red brick building remained untouched. The south building façade was clad with standing seam zinc materials from Rheinzink, Germany. This popular type of cladding is recognized worldwide. The building will be distinguished by a curved zinc roof.



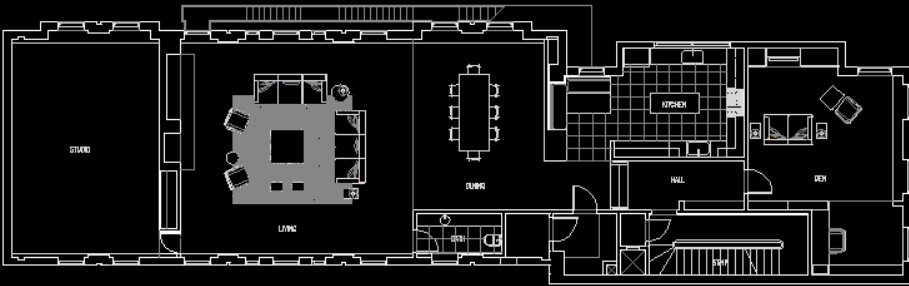
- Building under construction (early June 2002)



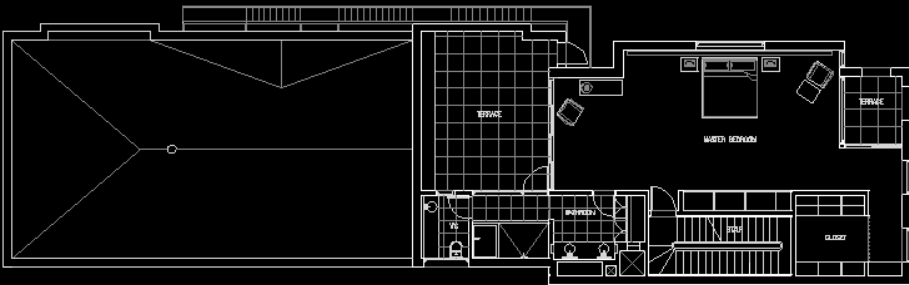
81 Hanson Place
- Brooklyn NY



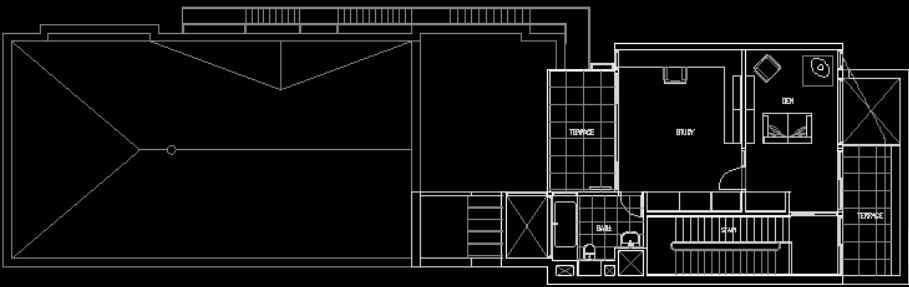
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN





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[MORE PLANS](#)

PROJECT HIGHLIGHT

Project: Realty Brokerage Office

Completed Date: December 2007

Location: 235 West 23rd St. 5/F
New York, NY

Architect: Shiming Tam Architect

Type: Office

Floor area: 5,000 sq. ft.

Cost: \$ 400,000.00

Description: We started with a very typical office space layout with a 50'x100' box. Rounded column were equally spaced condition. The idea here is to create an office with a warm and appreciated feeling tone that is conducting public relations for real estate offices. Low wall were designed for the big room to the agents while individual office were putted along front and rear of the space. Different color was used throughout the space. Full 9 ft tall tempered glass wall were installed at the conference room to give a maximum connection between work spaces.





BUILDING FRONT

PROJECT HIGHLIGHT

Project: 74 N. 8th Street

Completed Date: December 2012

Location: 74 N. 8th Street
Brooklyn, NY

Architect: Cycle Architecture

Type: Mixed-use

Floor area: 6,000 sq. ft.

Cost: \$ 900,000.00

Description: Very simple building in a standard 25'x100' lot. Used 12 inches c-joint spanned in 25 feet wide on the horned exposed face of finished CMU wall on both size make this small building outstand in the area. Cutting the cost and time nearly 20% than conventional construction. Ground floor use as retail space and upper two floor houses as apartment.



- APARTMENT INTERIOR



- OUTSTANDING STAIR COLOR FINISH



- KITCHEN WITH HIGH END FINISHES

PROJECT HIGHLIGHT

Project: Cabrini Apartment

Completed Date: July 2012

Location: 250 Cabrini Street
New York, NY

Architect: Leung Architects

Type: Private residence

Floor area: 2,000 sq. ft.

Cost: \$ 400,000.00

Description: High-end private residence combined with two units into one to create an out stunning luxury unit. It situated next to George Washington Bridge by the Hudson River with a great view to outside. The level of details is well carefully crafted by our crews.



- WELL DESIGNED BATHROOM



- WARM COVE LIGHT



- MAHOGANY WOOD CABINERY

PROJECT HIGHLIGHT

Project: Keap Tower

Completed Date: Fall 2012

Location: 467 Keap Street
Brooklyn, NY

Architect: Versatile Engineer & Focal Point

Type: Mixed use

Floor area: 70,000 sq. ft.

Cost: confidential

Description: Focal Point Design acted as design architect for this sleek design project in Williamsburg. Total together with 29 high-end units condominiums and ground floor retail space 100+ parking garage in rear. Designed with contemporary ideas and metal panel building skin to make this building stands out from the area.





PROJECT HIGHLIGHT

Project: The 5th

Completed Date: December 2013

Location: 380 S. 5th Street
Brooklyn, NY

Architect: Marin Nanca Architects

Type: Mixed-use

Floor area: 7,000 sq. ft.

Cost: \$ 1,000,000.00

Description: This building is a masonry block and c-joint construction. Very standard way to build in the industry term. It house 3 families and a duplex on the top floor to make it amazing to a large family tenant.



- APARTMENT INTERIOR



- APARTMENT INTERIOR



PROJECT HIGHLIGHT

Project: The Broadway

Completion Date: June 2014

Location: 385 Broadway
Brooklyn, NY

Architect: Marin Nanca Architects

Type: Private residence

Floor area: 16,000 sq. ft.

Cost: \$ 3,300,000.00

Description: This is a ground up cast in place concrete building to house 10 apartments and a ground floor retail space.





PROJECT HIGHLIGHT

Project: Midtown Hotel

Completion Date: in-progress

Location: 119 W. 25th Street

New York, NY

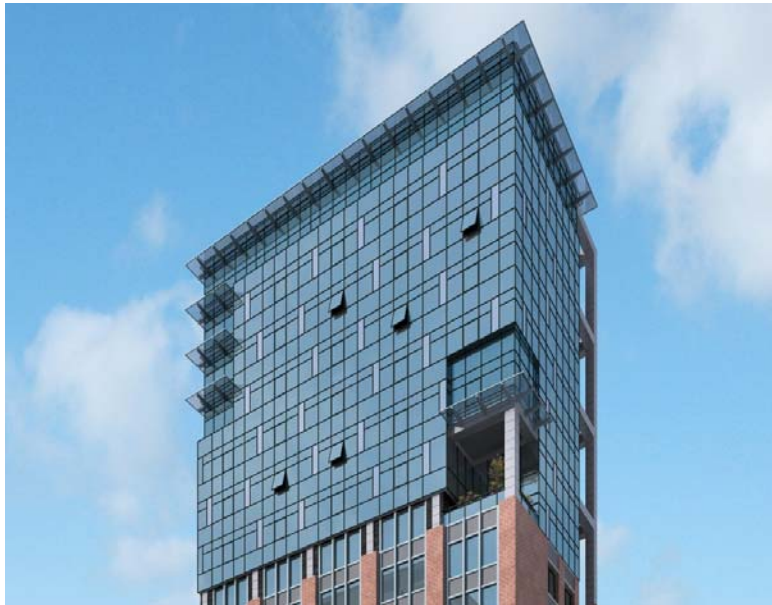
Architect: Focal Point Design

Type: Hotel

Floor area: 110,000 sq. ft.

Cost: confidential

Description: Focal Point Design acted as design architect for this project. Proposed conversion of an existing industrial building in the heart of Chelsea. The building was built in full 100 feet deep, in order to design a more functional hotel. The idea was to cut the 40% of existing floor area and put it on top of the building to create 200 rooms hotel with 18 story high.





PROJECT HIGHLIGHT

Project: 167 Lafayette Ave.

Completion Date: under construction

Location: 167 Lafayette Ave.

Brooklyn NY

Architect: Horrigan O'Malley Architect

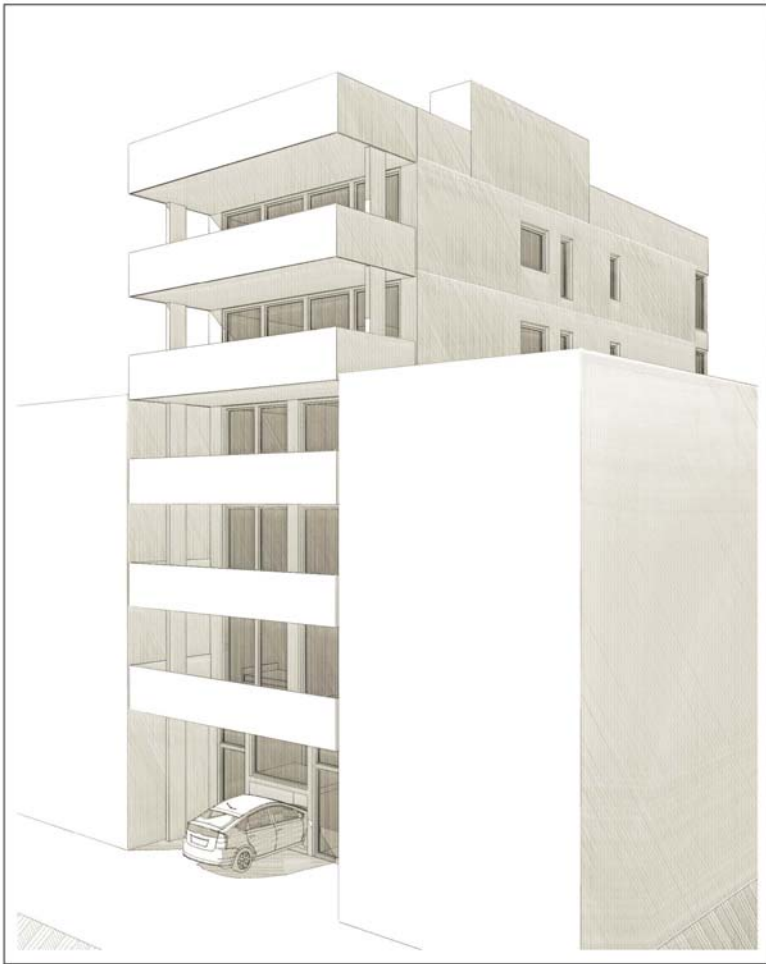
Type: Custom Townhouse

Floor area: 6,000 sq. ft.

Cost: \$ 2,000,000.00

Description: Located in the heart of Fort Greens Historical District, this 2 new town houses will perfectly tailored to the maximum fit out. All materials will be customized to fit for this project. Each residence will have private garden area. Project expect to be completed by early 2015.





PROJECT HIGHLIGHT

Project: 888 Condos

Completion Date: under construction

Location: 888 Lorimer Street
Brooklyn NY

Architect: Loading Dock 5

Type: Mixed-use

Floor area: 10,000 sq. ft.

Cost: \$ 3,000,000.00

Description: This is a ground up 6-story plus cellar building construction with masonry and house 9 dwelling unit condos and 1 retail space. Located in the trendy neighborhood of Williamsburg. Project expect to be completed by early 2015.

