

CERCO

CERCO
HIGH-RISE RESTORATION

Where you can see our work

While a substantial amount of our exterior restoration projects include high-rise buildings throughout Manhattan, we service all of the five boroughs. Prominent projects include:

Manhattan

The Plaza Hotel
10 West 66th Street
44 West 18th Street
45 East 89th Street
56 Pine Street
110 West 40th Street
140 East 63rd Street (Barbizon Hotel)
150 West 51st Street

180 Madison Avenue
181 East 65th Street
200 East 94th Street
224 West 57th Street
240 East 47th Street
501 East 87th Street
880 Fifth Avenue
1071 6th Avenue

Nassau

St Agnes Cathedral

Bronx

387 Southern Blvd
(Hearst Warehouse)
Parkchester South Condominiums

Queens

2-01 50th Avenue
4-75 48th Avenue

Brooklyn

80 Cranberry Street

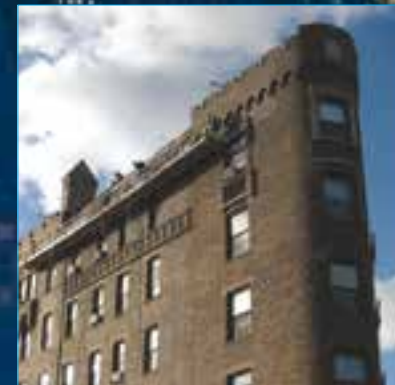
About Cercone

Cercone has set the industry standard of excellence in the field of commercial, industrial and residential exterior restoration. Through attention to detail, timely work completion, efficiency, safety and the ability to finance large scale projects, we have forged a reputation second to none.

Founded by a schooled, trained and experienced Architect (specializing only in the field of high-rise exterior restoration), Cercone quickly set a course on a foundation of principles established in professional offices. These principles include a thorough understanding of building construction, in-depth analysis of potential repair types and respective long-term performance, and technical prowess.

Interestingly, the history of Cercone is a tradition of construction dating back three generations to 1890 when James T. Gallo formed Home Sweet Home Inc. This company later developed and built large scale apartment buildings throughout New York City and the five boroughs. As World War II approached, construction had nearly ceased due to the war effort. However, a portfolio of buildings had been amassed that would require on-going maintenance. The second generation, headed by Henry R. Cercone, managed various facade and roof maintenance projects and also developed a division of landscaping and park projects. This included sidewalks, paving and planting for the New York City Parks Department.

(Continued on rear inside cover)



St Agnes Cathedral

29 Quealy Place,
Rockville Centre

Owner / Manager Parish of St Agnes Cathedral; HE2PD Project Management
Total Contract \$1,200,000.00



Equipment
Fixed Pipe Scaffolding

Repair Types

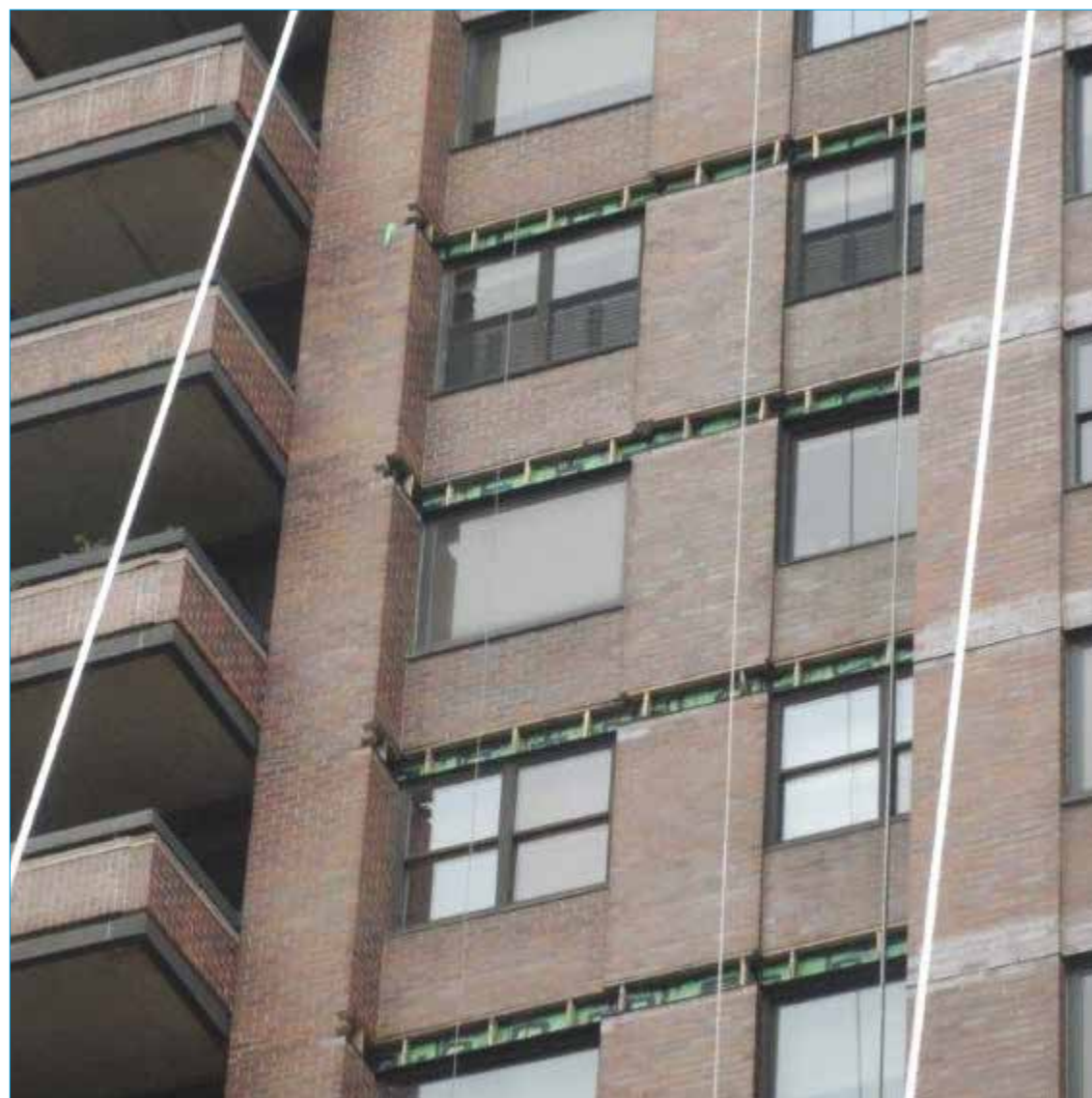
- + Comprehensive Masonry Restoration
- + Stone Replacement
- + Brick Replacement
- + Copper Repairs
- + Waterproofing
- + Joint Restoration



45

East 89th Street

Owner / Manager 45 East 89th Street Condominium; Rose Associates
Total Contract \$2,400,000.00



Equipment

Suspended electric scaffolding

Repair Types

Comprehensive masonry restoration

- + Relieving angle replacement
- + Pinning
- + Brick replacement
- + Waterproofing
- + Joint restoration



The Plaza Hotel

768 Fifth Avenue

Owner / Manager The Plaza Condominium; Cooper Square Realty
Total Contract \$100,000.00
Landmark Building



Equipment

Gas powered articulating boom lift

Repair Types (Landmark Building)

- + Inspections
- + Brick probes
- + Structural steel probes
- + Decorative stone repairs
- + Facade cleaning



Hearst Warehouse

387 Southern Blvd

Owner / Manager Hearst Corporation
Total Contract \$1,010,000.00



Equipment

Suspended electric scaffolding and fixed pipe scaffolding

Repair Types

- + Comprehensive ACM removal
- + Waterproofing
- + Brick replacement
- + Arch restoration



880

Fifth Avenue

Owner / Manager 880 Fifth Avenue Corporation; Brown Harris Stevens
Total Contract \$730,000.00
Landmark Building



Equipment

Suspended modular scaffolding using outrigger beams and parapet hooks

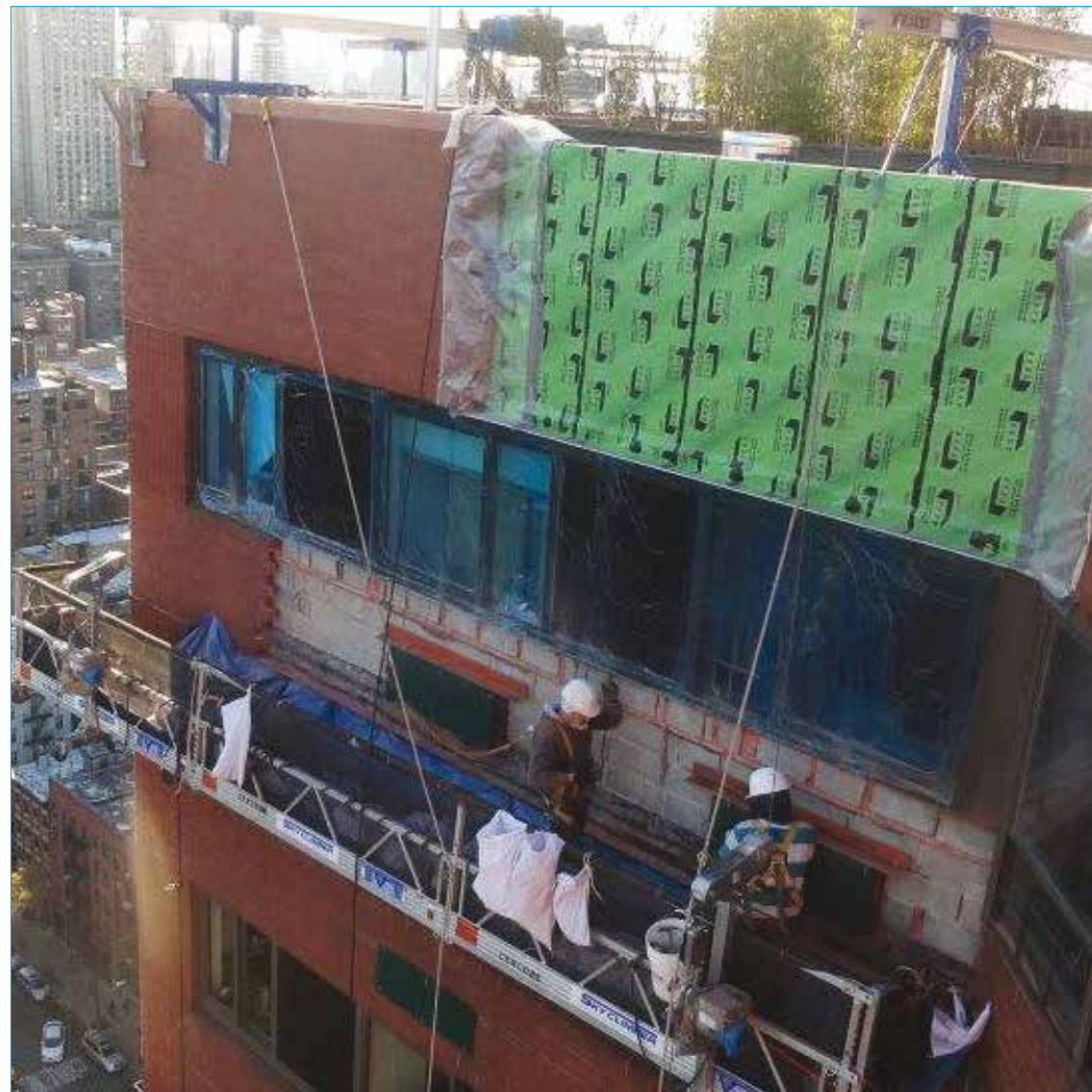
Repair Types (Landmark Building)

- + Parapet replacement
- + Lintel replacement
- + Waterproofing
- + Masonry/stone restoration
- + Terrace roofing (including custom pavers)

200

East 94th Street

Owner / Manager Carnegie Park Associates; Related Management
Total Contract \$1,500,000.00



Equipment
Suspended electric scaffolding

Repair Types

- + Parapet replacement
- + Masonry restoration (including custom brick fabrication)
- + Waterproofing
- + Joint restoration
- + Soft-joint replacement

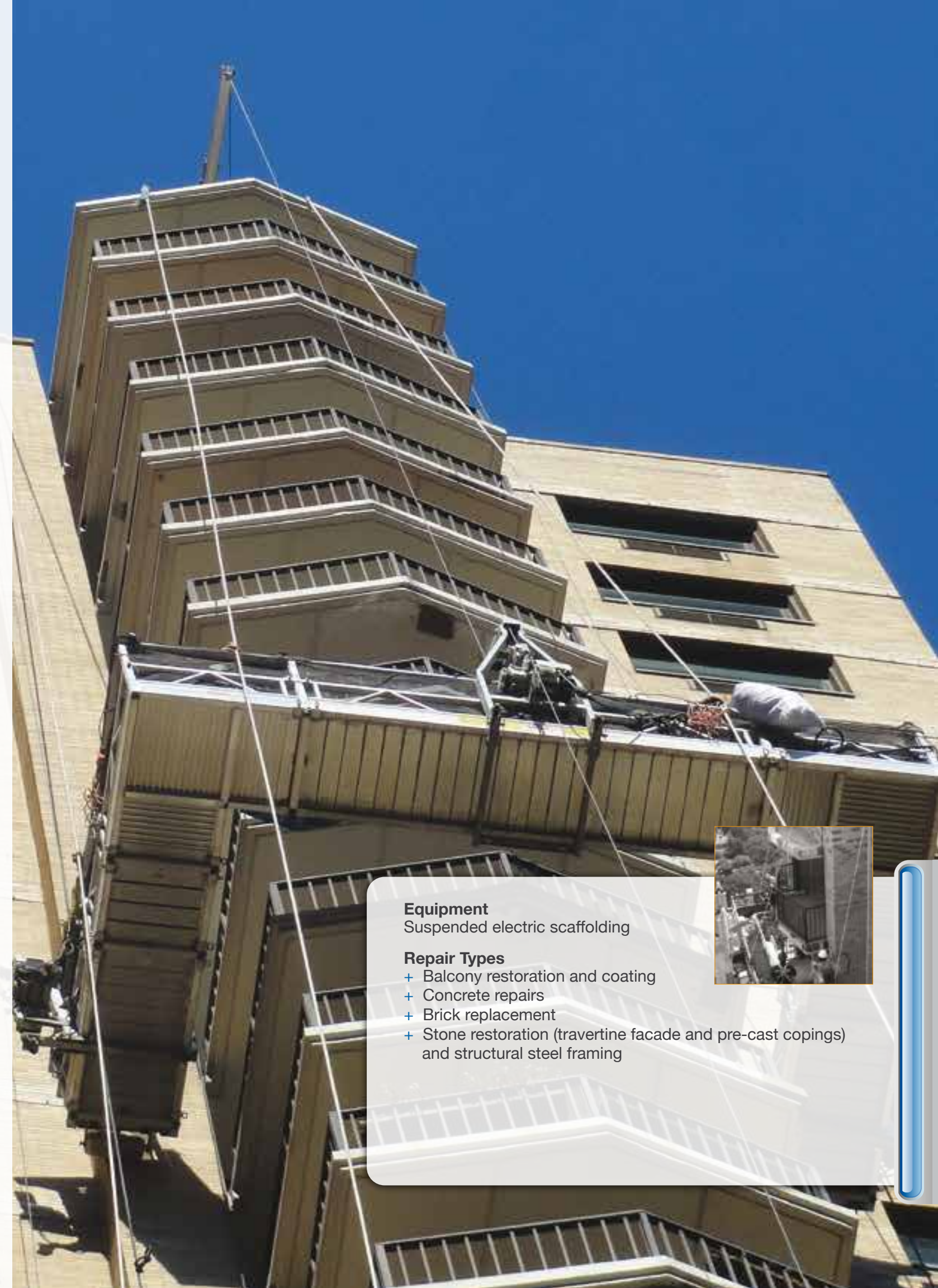
CERCONEX
EXTERIOR RESTORATION
Masonry & Concrete Restoration • Waterproofing • Painting • Insulating
212-785-7572 WWW.CERCONEX.COM

200 EAST 94TH STREET
CERCONEX EXTERIOR RESTORATION

10

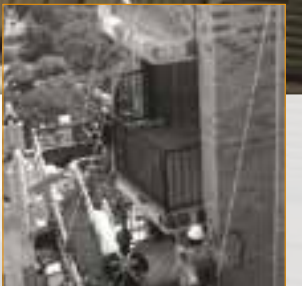
West 66th Street

Owner / Manager 10 West 66th Street Corp; Mid-Boro Management
Total Contract \$1,000,000.00



Equipment
Suspended electric scaffolding

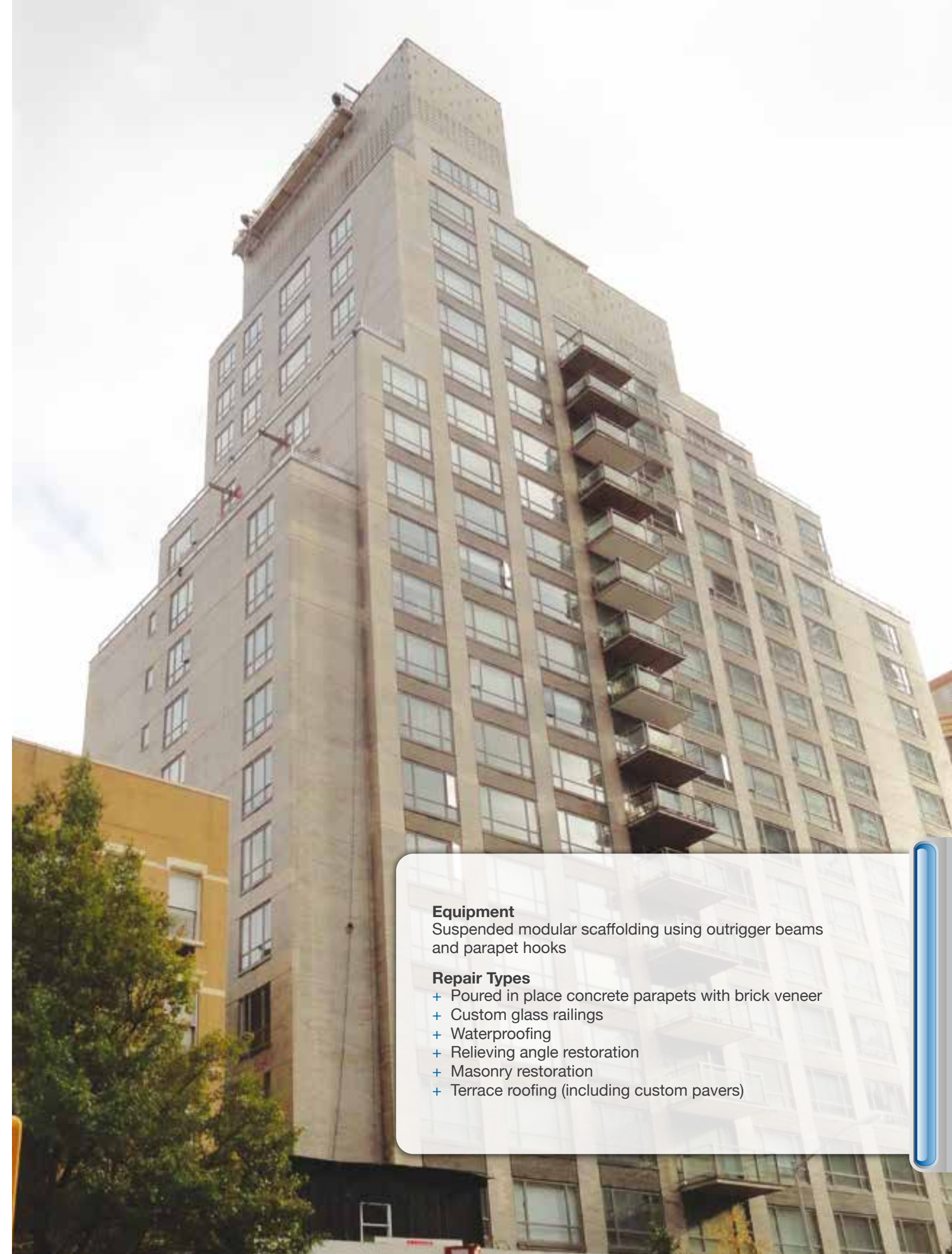
Repair Types
+ Balcony restoration and coating
+ Concrete repairs
+ Brick replacement
+ Stone restoration (travertine facade and pre-cast copings) and structural steel framing



501

East 87th Street

Owner / Manager Solow Realty & Development Company LLC
Total Contract \$500,000.00



Equipment

Suspended modular scaffolding using outrigger beams and parapet hooks

Repair Types

- + Poured in place concrete parapets with brick veneer
- + Custom glass railings
- + Waterproofing
- + Relieving angle restoration
- + Masonry restoration
- + Terrace roofing (including custom pavers)

44

West 18th Street

Owner / Manager
Total Contract
Landmark Building

Adams & Co.
\$1,000,000.00



Equipment

Fixed pipe scaffolding

Repair Types (Landmark Building)

- + Parapet replacement including pre-cast stone veneer
- + Lintel replacement
- + Masonry restoration



56

Pine Street

Owner / Manager 56 Pine Street Condominium; Penmark Management, Halstead Management
Total Contract \$1,000,000.00
Equipment Suspended electric scaffolding and fixed pipe scaffolding
Repair Types Terra-cotta restoration, brick replacement, lintel replacement, joint restoration and copper cornice replacement
Landmark Building

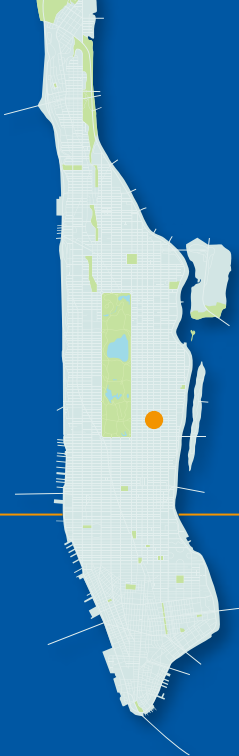


150

West 51st Street

Owner / Manager 761-779 Seventh Avenue Condominium; AKAM Associates
Total Contract \$345,000.00
Equipment Suspended electric scaffolding
Repair Types Parapet replacement, masonry restoration, lintel replacement, limestone and terra-cotta restoration





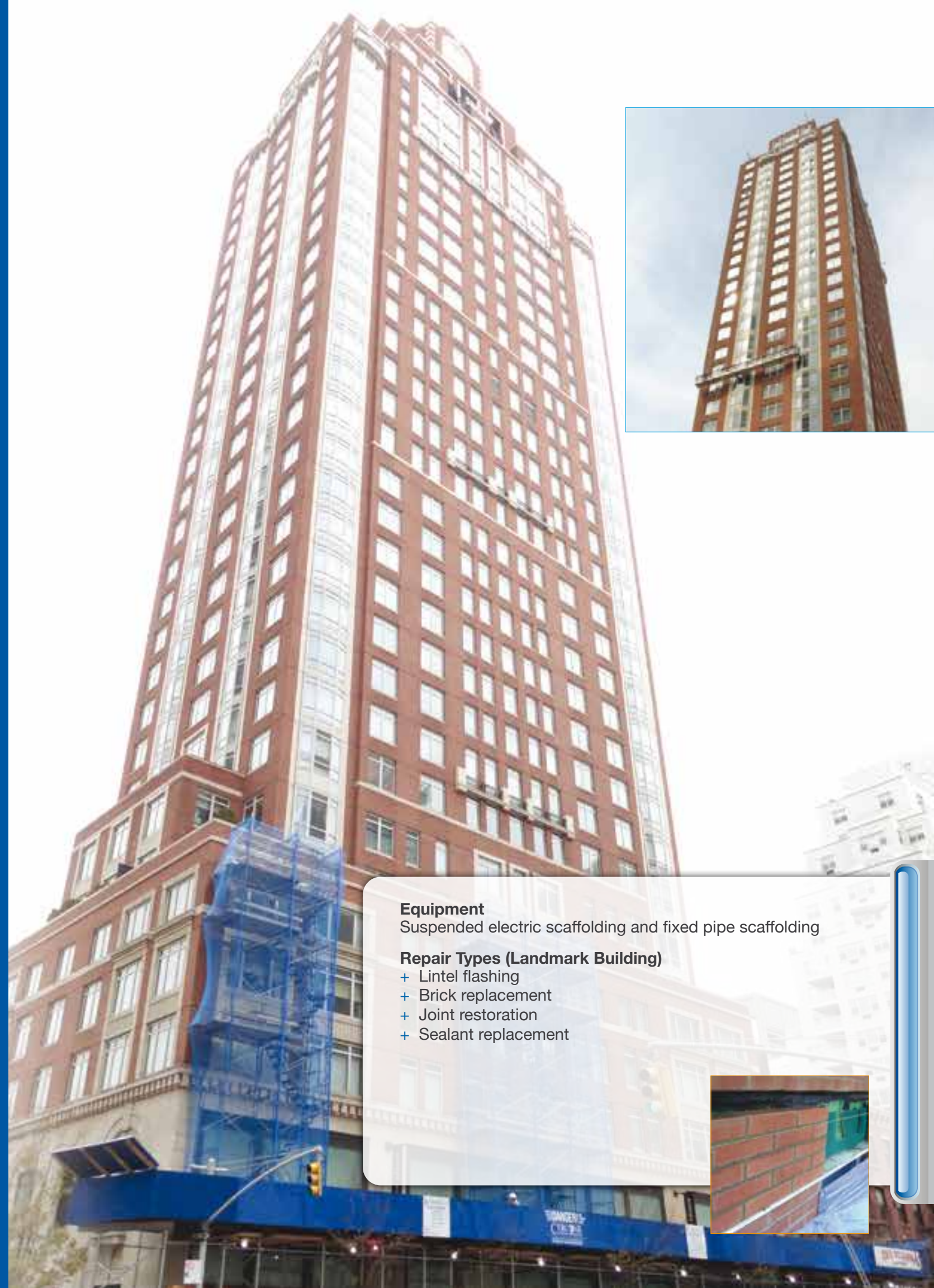
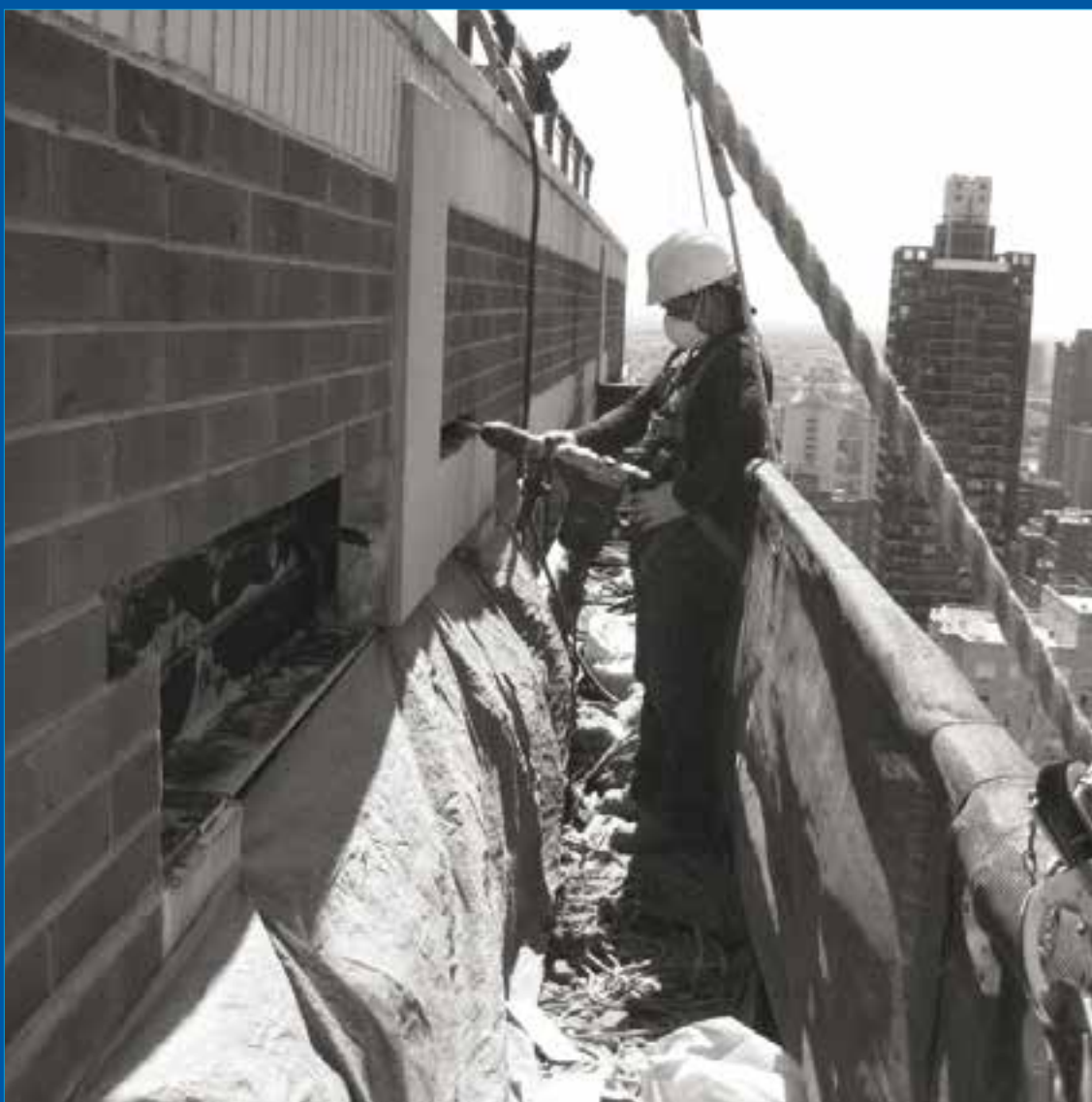
181

East 65th Street

Owner / Manager The Chatham Condominium Association;
Related Management

Total Contract \$600,000.00

Landmark Building



Equipment

Suspended electric scaffolding and fixed pipe scaffolding

Repair Types (Landmark Building)

- + Lintel flashing
- + Brick replacement
- + Joint restoration
- + Sealant replacement



140

East 63rd Street

Owner / Manager Barbizon Building; Rose Associates
Total Contract \$600,000.00
Equipment Suspended electric scaffolding and fixed pipe scaffolding
Repair Types Masonry restoration including arch reconstruction, terra-cotta restoration, custom stone fabrication and waterproofing

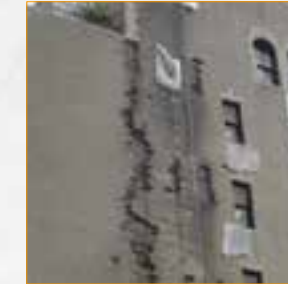
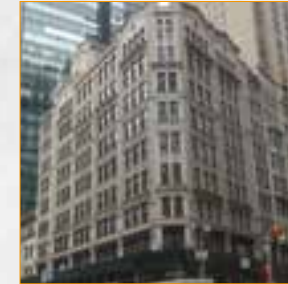
Landmark Building



224

West 57th Street

Owner / Manager Open Society Institute (Soros), Cushman & Wakefield
Total Contract \$350,000.00
Equipment Suspended electric scaffolding
Repair Types Masonry restoration, waterproofing, parapet replacement and stone restoration



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DETAILS

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BULKHEAD

240

East 47th Street

Owner / Manager Dag Hammarskjold Condominium;
Douglas Elliman Property Management

Total Contract \$650,000.00

Equipment Suspended electric scaffolding

Repair Types Brick replacement, waterproofing, sealant replacement, facade cleaning and terrace roof replacement (including custom pavers)



561

10th Avenue

Owner / Manager 501 West 41st Street Associates LLC;
Durst Fetner Residential

Total Contract \$210,000.00

Equipment Suspended electric scaffolding

Repair Types Concrete eyebrow restoration, sealant replacement and brick restoration



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DETAILS

1071

6th Avenue

Owner / Manager Adams & Co.
Total Contract \$750,000.00
Equipment Suspended electric scaffolding
Repair Types Facade cleaning, parapet replacement, custom stone installation and lintel replacement



1505

Archer Road

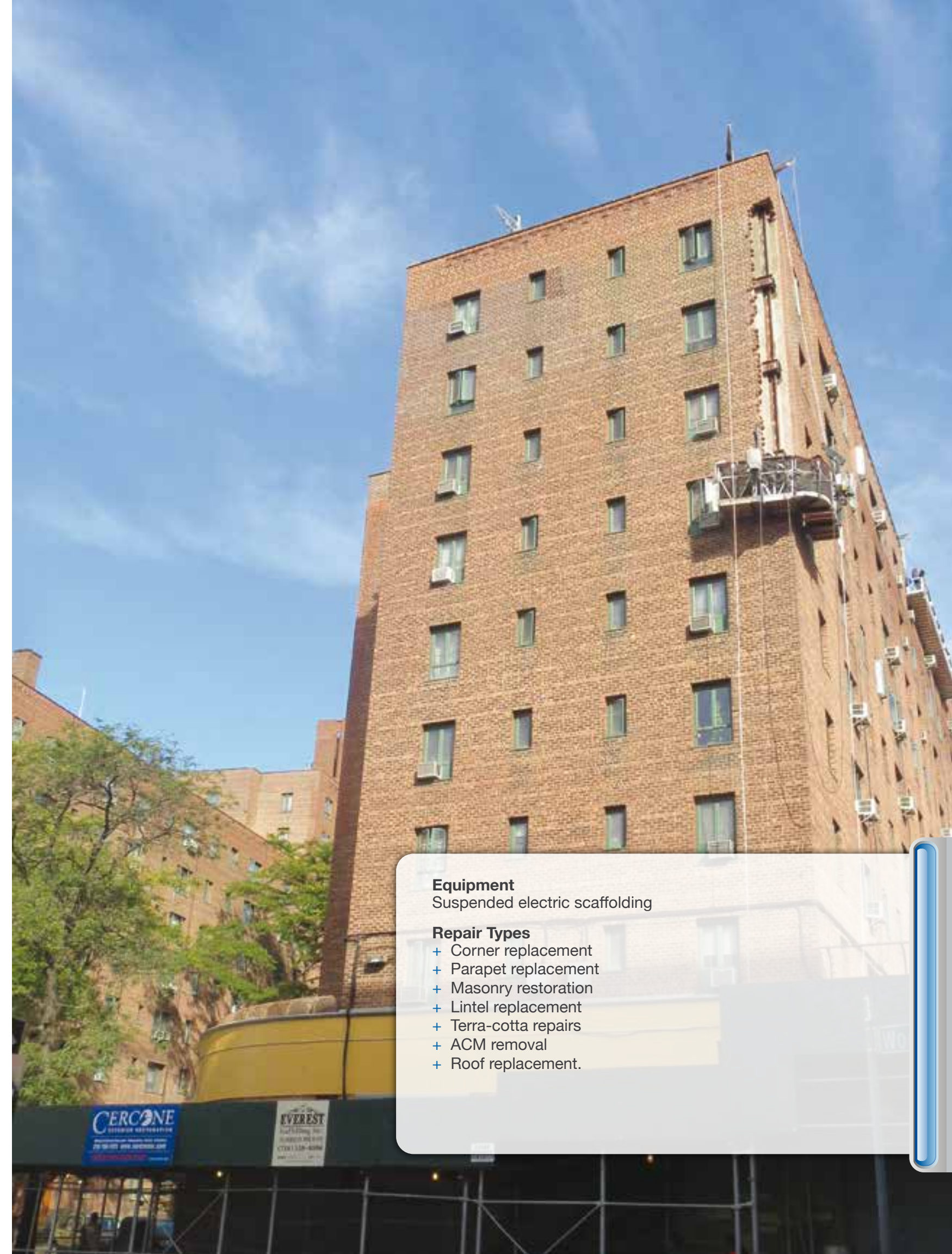
Owner / Manager Parkchester South Condominiums
Total Contract \$675,000.00
Equipment Suspended electric scaffolding
Repair Types Parapet replacement, masonry restoration, lintel replacement, terra-cotta repairs, ACM removal and roof replacement



1409

Wood Road

Owner / Manager Parkchester South Condominiums
Total Contract \$870,000.00



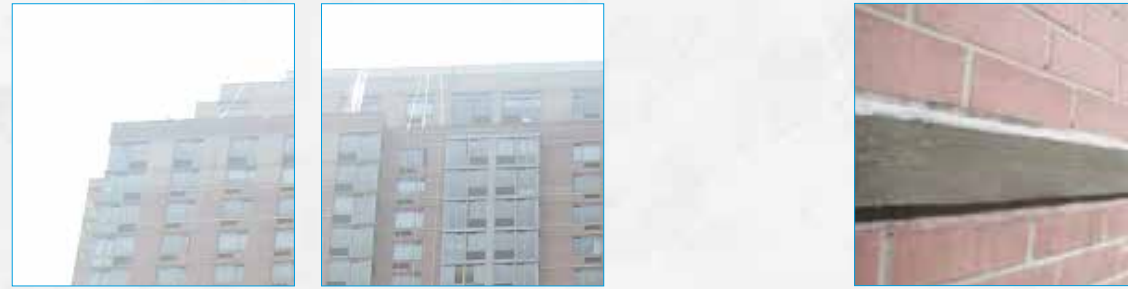
Equipment
Suspended electric scaffolding

Repair Types
+ Corner replacement
+ Parapet replacement
+ Masonry restoration
+ Lintel replacement
+ Terra-cotta repairs
+ ACM removal
+ Roof replacement.

2-01

50th Avenue

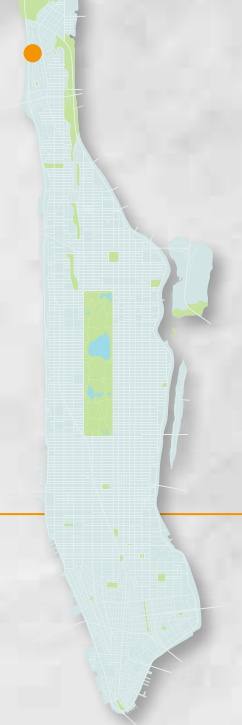
Owner / Manager AvalonBay Communities Inc.
Total Contract \$250,000.00
Equipment Suspended electric scaffolding
Repair Types Concrete eyebrow restoration, balcony restoration, sealant replacement and brick restoration



240

Cabrini Blvd

Owner / Manager Uptown Realty Corp.
Total Contract \$275,000.00
Equipment Fixed pipe scaffolding
Repair Types Parapet replacement including custom coping stones, masonry restoration and sealant replacement



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345

East 94th Street

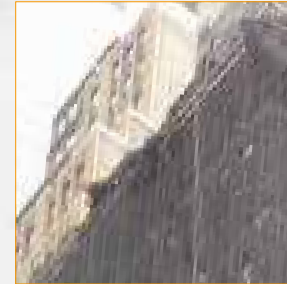
Owner / Manager 345 East 94th Street Associates LLC;
Durst Fetner Residential
Total Contract \$185,000.00
Equipment Suspended electric scaffolding
Repair Types Concrete eyebrow restoration, sealant replacement
and brick restoration



561

7th Avenue

Owner / Manager Handler Real Estate
Total Contract \$175,000.00
Equipment Fixed pipe scaffolding
Repair Types Masonry restoration, sealant replacement,
lintel replacement, and joint restoration



180

Madison Avenue

A thorough examination of the existing facades, with probes, determined that extensive remedial work was necessary in order to correct a host of conditions. These included masonry cracks and spalls, bowed lintels, delaminated sills and open mortar joints. Furthermore, existing bulkhead structures were in need of substantial restoration and all of the roofing systems were in failure. Ultimately, a comprehensive repair program was completed in order to maintain public safety while eradicating existing leaks.



Equipment

Suspended modular scaffolding using outrigger beams and/or parapet hooks

Repair Types

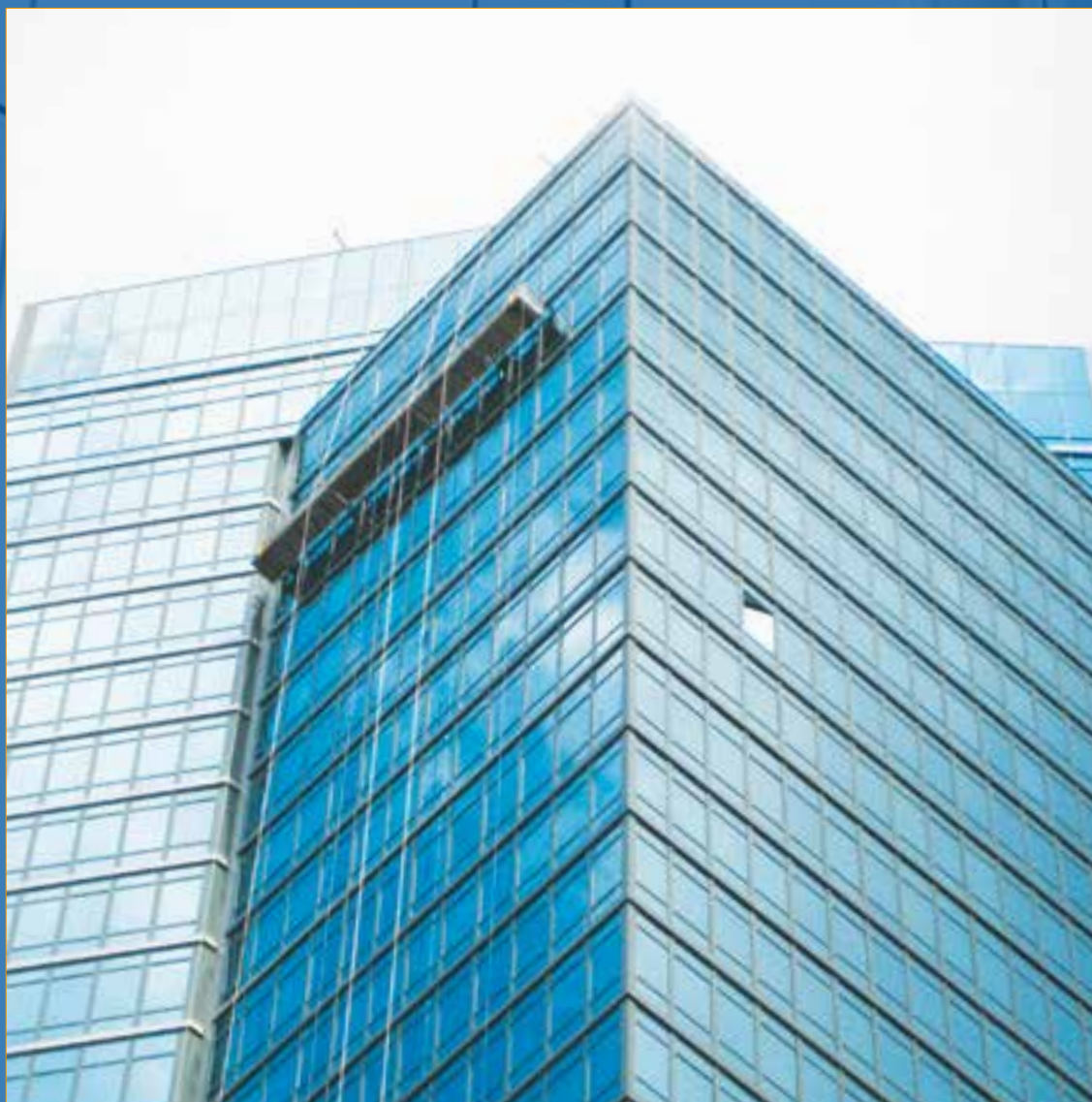
- + Cleaning using high-pressure rinse
- + Masonry replacement including cutting and pointing
- + Lintel replacement
- + Sealant replacement
- + Structural steel repair and waterproofing
- + Stone pinning and patching
- + Metal sill covers
- + Water Tower reconstruction
- + Roof replacement



207

East 57th Street

Although a relatively new building, rust stains were prevalent on the curtain wall assembly at various locations. Due to the nature of the building's geometry, these unsightly stains were visible from tenants' spaces and could also be seen from the sidewalk. During a preliminary inspection, a curtain wall panel was removed in order to expose the substrate. At that time, rusting structural components were discovered. Eventually, all of these components were exposed at rusting areas and were stripped, painted and waterproofed. Panels were reinstalled and all rust stains were removed from glazing and adjacent painted aluminum.

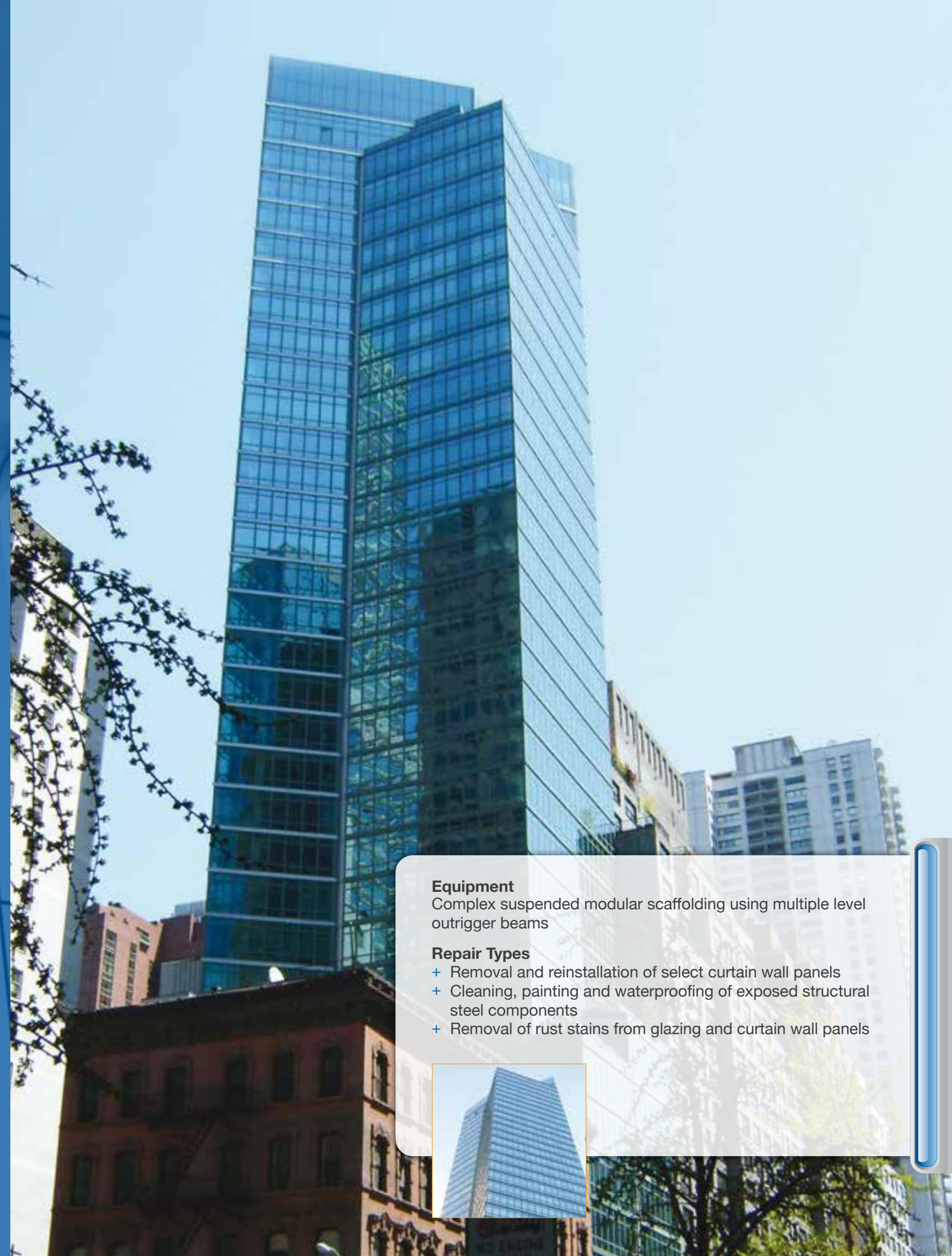


Equipment

Complex suspended modular scaffolding using multiple level outrigger beams

Repair Types

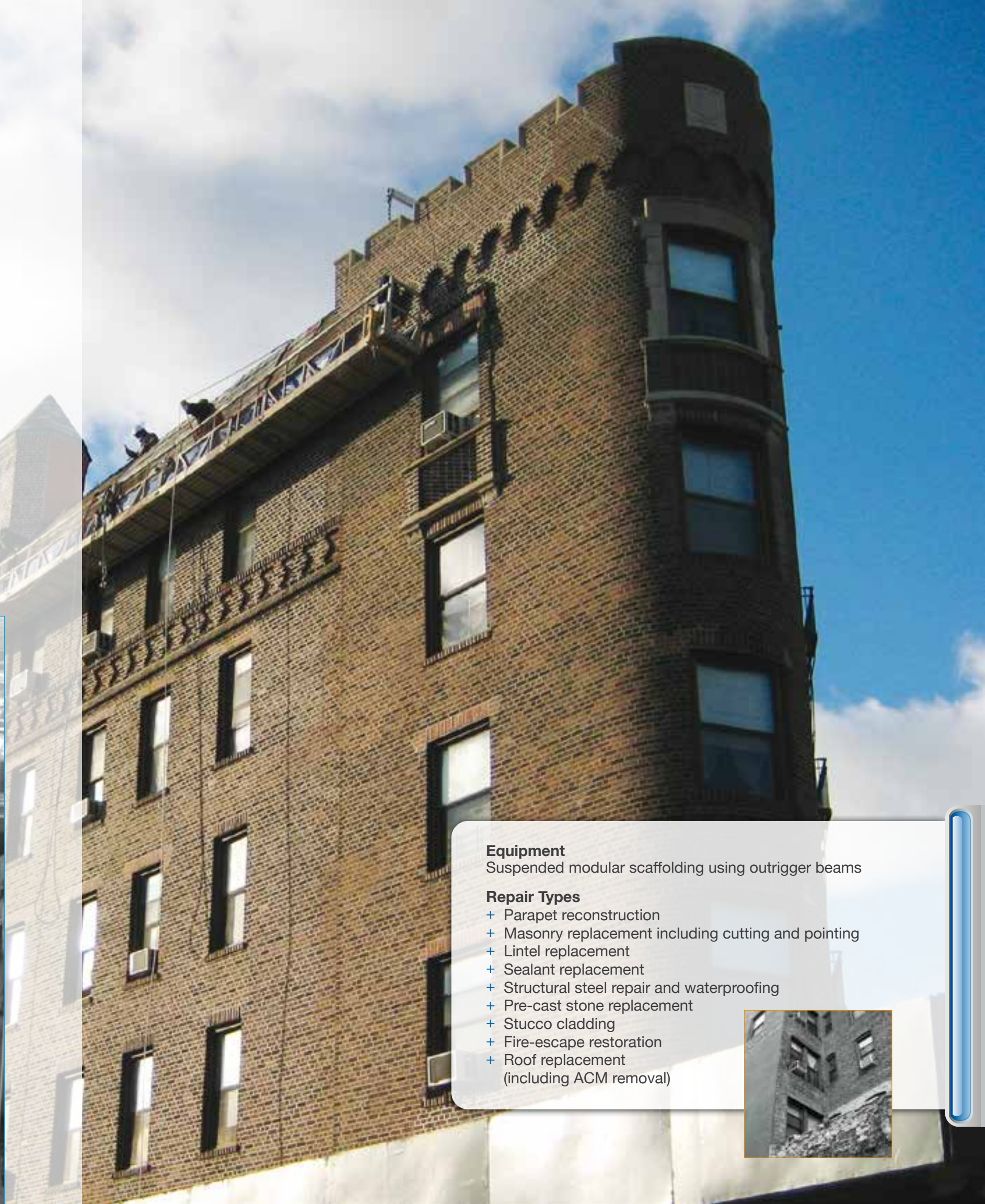
- + Removal and reinstallation of select curtain wall panels
- + Cleaning, painting and waterproofing of exposed structural steel components
- + Removal of rust stains from glazing and curtain wall panels



6801

Bay Parkway

As a six story building, it has remained below the radar of the city's facade safety inspection program. However, over the years the weather has taken its toll on this structure resulting in a myriad of leaks. The engineer determined that a majority of the problems were caused by deteriorated masonry joints, lintels and roof related issues. Under a two-year phased restoration program, all elevations were repaired including complete replacement of the roof system.



Equipment

Suspended modular scaffolding using outrigger beams

Repair Types

- + Parapet reconstruction
- + Masonry replacement including cutting and pointing
- + Lintel replacement
- + Sealant replacement
- + Structural steel repair and waterproofing
- + Pre-cast stone replacement
- + Stucco cladding
- + Fire-escape restoration
- + Roof replacement (including ACM removal)



BULKHEAD

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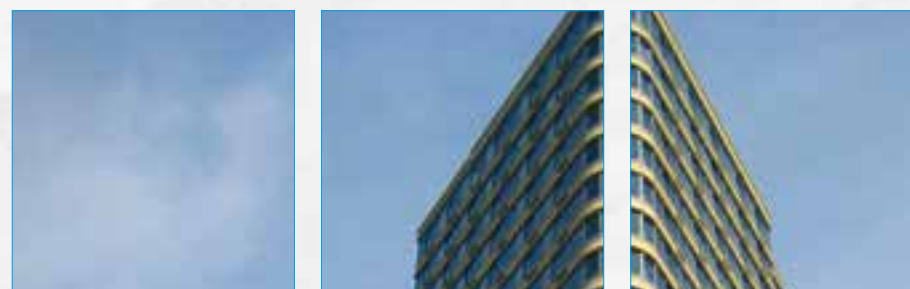
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230

Ashland Place

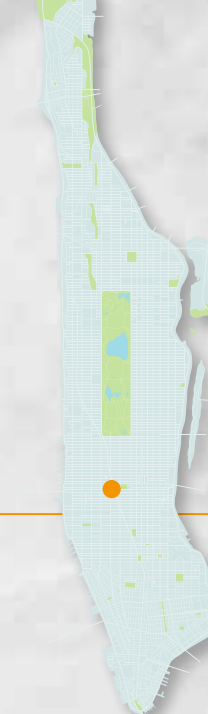
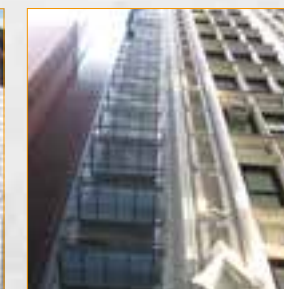
Unfortunately, even newly constructed buildings can be burdened with substantial water infiltration problems. Through inspections using suspended scaffolding at various elevations, it was determined that a large percentage of the exterior sealant had not properly cured. In addition, some of the sealant joints were incomplete. Where necessary, sealant was removed and the joints were cleaned, primed, packed accordingly with backer material and replaced with new silicone. In addition, a silicone seal tape was applied to select window frame head joints.



110

West 40th Street

The entire 40-story terra-cotta facade, at all elevations, was cleaned using high pressure rinse and coated with an elastomeric coating. At the rear, both sides of the fire-escape tower were completely restored. This work included removal of the facade masonry so that the fire-escape platforms could be removed and disposed. In the shop, new steel platform assemblies were produced and later bolted and/or welded to the structural steel of the building. Once in place, the facade masonry was replaced with new. At the roof, the topside of this tower consisted of a decorative bulkhead that was completely demolished and rebuilt.



BULKHEAD

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DETAILS

BULKHEAD

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We fully understand that our relationship is priceless

It is only through referral work that our company has grown to a large scale. However, this was not only the product of excellence. Just as we internally monitor all of our expenses on a daily basis and continuously strive to eliminate wasteful spending, we realize our clients are doing the very same. Therefore, it is our philosophy to approach all projects with fiscal sensitivity. We strongly think that one of the best ways to show appreciation to our clients is to show appreciation for their financial resources.

With offices in Manhattan and a 10,000 s.f. indoor warehouse facility in the Bronx, we are capable of performing and managing large scale construction projects in excess of \$3,000,000. We own an array of suspended scaffold equipment and pipe staging. In addition, our truck fleet and container facility allow us to haul tons of equipment, material and refuse daily.

Cercone's field staff consists of highly skilled, licensed and safety-conscious tradesmen. Through quality control and using the highest grade materials, we are able to perform a multitude of projects such as the restoration of an historic landmark or the comprehensive repair of a high-rise building. We are available for a free consultation at any time to discuss existing conditions and potential repair types, or to provide bids for an upcoming project.

The Department of Buildings continues to revise and redefine requirements for maintaining building facades. Working closely with engineers and architects, we perform a variety of repair types in conjunction with the Facade Inspection and Safety Program (formerly Local Law 10/80 and 11/98). These include:

- ❖ Rigging and scaffolding installations
- ❖ Sidewalk bridge installations
- ❖ Examinations, probes, material-testing and water-testing
- ❖ Masonry Restoration (*Brick replacement, joint restoration, pinning and stucco*)
- ❖ Stone Restoration (*Custom fabrication and patching*)
- ❖ Concrete Restoration (*Patching, pinning, deck in-fill, eye-brow repair and GFRC*)
- ❖ Stripping and coatings (*all surfaces*)
- ❖ High pressure cleaning
- ❖ Skylights
- ❖ Fiberglass (*Decorative elements and cornices*)
- ❖ Lintel and relieving angle replacement (*Steel, masonry and stone*)
- ❖ Waterproofing (*Joint sealant, silicone seal and expansion joints*)
- ❖ Curtain Wall (*Cleaning, sealant repair and waterproofing*)
- ❖ Metal Cladding (*Bulkheads and parapet walls*)
- ❖ Roofing (*Single/multi-ply, fluid applied, tapered insulation and pavers*)
- ❖ Asbestos Contaminated Material / ACM (*Testing and removal*)
- ❖ Emergency Response: 24 Hours/7 Days (*Leaks, temporary shoring and site safety*)
- ❖ Bonding & Insurance to \$25,000,000.00



NEW YORK

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