

73 W 126th Street – Development

Conley Management Group provided design, expediting, construction, and development services for Great Hill Equities, Inc. for the conversion of two brownstones into a single Luxury apartment building. The design of the building and façade preserves the character of the existing street-scape while utilizing a ‘green’ approach to the new structure. As part of our services Conley Management Group provided complete oversight of all architectural, civil, landscape, life safety, structural, and mechanical designs for the project.

The project scope consisted of the gut demolition of all components of the building except the foundation and includes installation of new structural and mechanical systems throughout. As part of the rehabilitation, a total of 14,000 square feet will be provided for residential use in the form of one and two-bedroom apartments.

As part of our continued commitment to energy and environmental conscious design and construction, the new interior layout for the apartments was carefully planned to maximize the amount of light and ventilation entering all habitable spaces to create an open plan feel within the constraints of a tight urban lot. We incorporated many sustainable concepts, including sub-floor heating, a 20% reduction in construction waste as well as the reuse of significant construction material. Conley Management Group incorporated landscaping in any available area including shaded terraces, planted areaways and a fully landscaped backyard that minimize water waste by capturing rainwater for rear yard irrigation while providing convective cooling.

Utilizing our Integrated Project Delivery method, Conley Management Group was successful at fulfilling all of the requirements of the complex program in an efficient and cost-effective manner. Our team carefully assessed management and scheduling of the project to facilitate the approval process and fast track the project for the earliest possible occupancy. Since all design and construction was provided by Conley Management, our client had a single point of accountability for workmanship and completion milestones.

In addition to design and construction services, Conley Management Group provides all property management and leasing services for the property.

