



The PROJECT: ARRIS LOFTS Condominium

Conversion of previous Eagle Electric factory in Long Island City to residential and retail/commercial use

Project Statistics:

- Eight stories above grade, one below
 - Floor 8: 15 units - Floor 4: 43 units
 - Floor 7: 17 units - Floor 3: 43 units
 - Floor 6: 24 units, terrace - Floor 2: 39 units, lobby
 - Floor 5: 43 units - Floor 1: 13 units, retail, health club
 - Floor C: parking garage & building mechanical
- Total Size: 362,000 SF residential (237 units) 114,000 SF retail/commercial

The CHALLENGE

Existing building was six stories tall, project added two additional floors.
Project commenced in 2005 – contractor #1 terminated for non-performance.
Lender/developer retains Kismet / Stegla JV for completion.

The SCOPE

Work entailed:

- Completion of pool, including pump and testing, and locker rooms
- Completion of courtyard public terrace
- Completion of unit terrace partitions and railings
- Installation of entry canopy
- Completion of base building interiors, including full fit-out of amenities room, spiral stair to health club, parking garage interior prep, retail space interior prep
- Completion of Offering Plan unit punchlists in all units