



**S.T. RUD  
CONSTRUCTION CORPORATION**



**GENERATIONS OF BUILDERS  
BUILDING FOR GENERATIONS**

AN AFFILIATE OF THE DURST ORGANIZATION



(Seated from left)

Jonathan (Jody) Durst, President

Douglas Durst, Chairman of the Board

(Standing from left)

Alexander Durst, Principal and Chief Development Officer

Kristoffer Durst, Principal and Chief Information Officer

David Neil, Principal

Helena Durst, Principal

Lucas Durst, Financial Associate

Owen Strong, Enterprise Associate

## THE DURST ORGANIZATION

For over 100 years, The Durst Organization has been a family-run business founded on the principles of innovation, integrity, community, and sustainability.

We build, own, and operate many of the world's most innovative and efficient buildings. We create value for our tenants by developing sustainable residential and commercial properties in which people live, work, and thrive.

Our premier office towers and luxury residential buildings set new standards in environmental responsibility and user efficiency. Our long-term relationships are essential to our success and have made us generations of builders, building for generations.

## S.T. RUD CONSTRUCTION CORPORATION

S.T. Rud is the construction management arm of The Durst Organization. Commercial tenants can maximize our in-house expertise by contracting directly with S.T. Rud to manage their construction projects, start to finish, from full floor buildouts to office alterations.

The following photographs feature offices built by S.T. Rud.

# LEADERS IN CONSTRUCTION PROJECTS

S.T. Rud has successfully completed hundreds of construction projects and millions of rentable square feet of space for our tenants.

Our S.T. Rud cross-disciplinary team of expert architects, engineers, and project managers has in-depth knowledge of all aspects of the buildings in our portfolio. This expertise translates to cost and time savings for our tenants.

Each project is staffed by a construction team who work together throughout the life of the project. This continuity ensures the project is tracking to plan, from start to finish.

Unlike traditional construction management where a contractor is chosen after the design phase has been completed by an architect or engineer, S.T. Rud begins reviewing drawings in the schematic design phase of work. Our approach provides for seamless integration with base building conditions and ensures that each project is built to meet The Durst Organization's stringent sustainability and quality standards.

When contract documents are completed, S.T. Rud advises the client throughout the RFP and bid review process and makes recommendations based on our extensive experience with similar projects within our portfolio.

S.T. Rud works with top-rated, vetted architects, engineers, specialty consultants, contractors, and subcontractors who have successfully completed tenant build-outs in

our portfolio. These firms understand that the construction standards required by The Durst Organization are the best in the business.

Our project teams meet weekly to review the schedule and budget. Any outstanding items are discussed and resolved. Meeting minutes are prepared and distributed to the project team and tenant representatives so that all stakeholders are kept current on a project's progress.

An S.T. Rud team member is in the field daily, managing the project so it is completed on time and within budget, and is built according to building codes, plans, and specifications.

Upon substantial completion, S.T. Rud creates a project punch list and prepares and submits a project close-out package with all relevant sign-offs and documents.

At final completion of the project, S.T. Rud turns over the premises move-in ready, and ensures a well-integrated transition from the construction department to the operations department.



## TENANT BENEFITS

- Expert team coordination to facilitate tenant work and ensure high caliber project work
- In-depth knowledge of all base building conditions for seamless integration
- Construction Project Management Continuity from Lease Execution to Move-in
- Adherence to sustainable construction standards designed to promote tenant wellness and productivity contributes to LEED v4 certification



One Bryant Park

## COMMITMENT TO SUSTAINABILITY

In 1915, Joseph and Rose Durst founded their real estate business on one simple idea: “Leave each place better than you found it.” This philosophy has driven The Durst Organization to develop and build pioneering offices and residences for five generations.

The entire commercial and residential portfolio is managed sustainably. The Durst Organization has built millions of square feet of ground-up green buildings.

With everything from green roofs, to beehives, to organic composting, to a 4.6 megawatt co-generation plant, sustainable practices are integral to every project the Durst family undertakes.

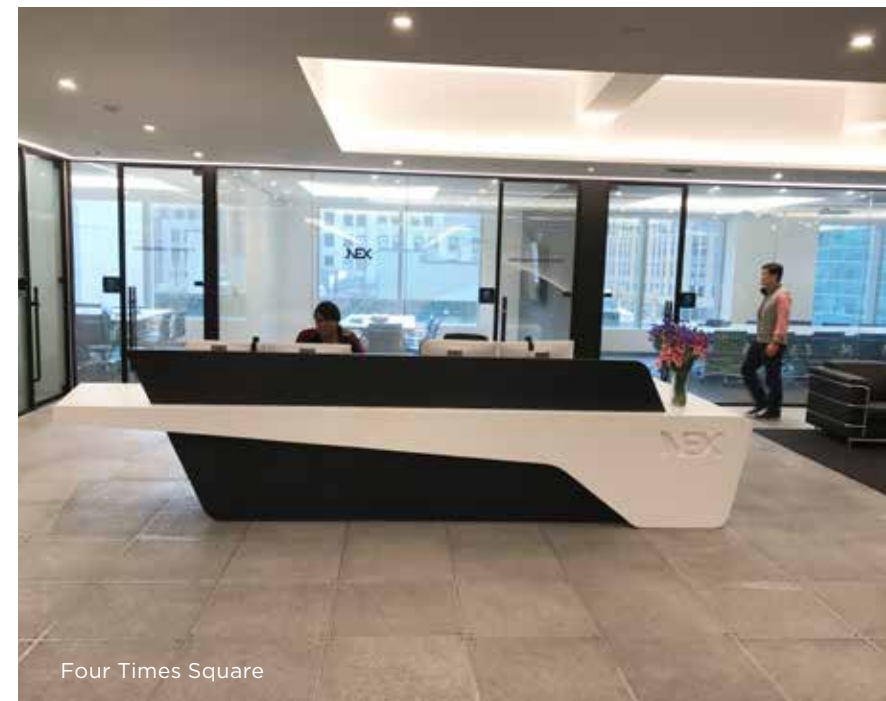
Building and operating sustainably has many benefits, including better indoor air quality and improved thermal comfort. Studies have shown that working in a green building increases employee productivity and reduces absenteeism.

S.T. Rud implements best practices for sustainable construction throughout each project. Our quality oversight and waste management efforts are aligned with, and at times exceed, LEEDv4 standards.

LEED certification is a reflection that a workspace is comfortable and healthy. If a tenant wishes to pursue LEEDv4 certification, then partnering with S.T. Rud advances that process significantly in terms of LEED points garnered through their best practices.

### The Durst Organization’s standard sustainable construction practices include:

- Executing a demolition and construction waste management plan to divert a minimum of 90 percent non-hazardous construction waste from landfill. At the start of construction, existing ceiling tiles, carpet, discarded lamps and electronic ballast in light fixtures are recycled.
- Executing an indoor air quality (IAQ) plan to reduce indoor air quality problems resulting from construction to protect the health and well-being of construction workers and building occupants during and after construction. The IAQ prevents potential health problems by reducing airborne contaminants and increases productivity of occupants through thermal comfort and proper ventilation.
- Ensuring appropriate specification and use of The Durst Organization’s “Best in Class” products in accordance with our sustainable construction standards.



Four Times Square

## KEY PERSONNEL

**Albert Sanfilippo**

*Senior Project Manager*

**Leila Colbert**

*Project Manager*

**Leilana Glover**

*Project Manager*

**Jeffrey Jerman**

*Project Manager*

**Jeffrey Parras**

*Project Manager*

**Grady Peck**

*Project Manager*

**John Whitty**

*Project Manager*

**Jeffrey Aser**

*Assistant Project Manager*

**Margarita Kipp**

*Project Associate*

**Bennett Genovesi**

*Project Coordinator*



## SELECT CLIENT LIST

Axin, Veltrop, Harkrider

BAE Security

Belize Mission

Big East

City University of New York

Disney

Fross Zelnick

General Services Administration

High Five Games

ICAP

IFM

Lasher Group

L.E.K Consulting LLC

LGT Capital Partners

Littman & Krooks

Marathon Ventures

National Basketball Players Assoc.

Newark Public Radio, Inc.

New Vision

Olympus Theatricals

One World Commons

Petrilo & Klein

Principal Life

Scandinavian Tourist Board

SS&C Technologies

Steinway Inc.

Susuki Restaurant

United Way

VOLT Information Sciences

Washington Square Partners



**PARTNER WITH S.T. RUD FOR YOUR  
NEXT CONSTRUCTION PROJECT**

**Albert Sanfilippo**

**212.257.6885 / [asanfilippo@durst.org](mailto:asanfilippo@durst.org)**