

SHAMAS

CONTRACTING CO INC



www.shamas.us

ABOUT THE COMPANY

Shamas Contracting Inc. has been involved in the rehabilitation of over 200 buildings and with a 18 +year track record of turning around distressed properties to wonderful homes, all New Yorkers can be proud of. We specialize in rehabilitation of occupied housing, moderate and gut rehabilitation. Overseeing all aspects of multifamily residential development.

Our expertise in working with HUD, UHAB, HPD, and other affiliated programs has made us a respective leader in the affordable housing industry. Throughout the years we have been able to maintain a constant relationship with various development companies while forming new relationships.

In 2023, we embarked on a new journey in the new construction & development industry, embracing new challenges and enriching our experience in the construction field.



Address

10 W Main St Elmsford NY 10523, US

WHAT SETS SHAMAS APART?

RELIABILITY:	EXPERTISE:
Projects are always successfully completed on time & within budget. We provide cost saving options whenever possible.	We have extensive experience in renovating buildings with occupants and sensitive items with minimal disruption, and special attention to health & safety.
RESPONSIVENESS:	EXPERIENCE:
We collaborate closely with all project stakeholders in the decision-making process, are flexible, quickly implement innovative solutions to complex issues & provide regular updates to ensure success.	Our team has extensive expertise in renovating buildings with occupants with minimal disruption, as well as attention to health & safety.
ENVIRONMENTAL SUSTAINABILITY:	SAFETY FIRST:
We are committed to utilizing green, energy efficient & renewable materials that conserve resources, reduce waste & carbon footprint.	Our safety guidelines are more stringent than OSHA standards. Community: We are dedicated to building superior affordable properties to revitalize & strengthen communities.

SERVICES:

General Contractor:

We have a proven track record for successful execution of a broad range of construction, restoration & renovation projects.

Construction Management:

Our comprehensive services include schedules; estimates; detailed coordination with architects, engineers, trades & clients; permits; environmental issues; & inspections.

CPM Scheduling:

Develop & monitor detailed construction schedules including risk analysis, mitigation management & change order analysis. Our scheduling service frees your project team to focus on their priorities.

Real Estate Development:

By combining our resources with financial analysis expertise, we transform undervalued multifamily & mix-use properties as well as new construction into high- performing assets.

Gut-Renovations:

We determine the scope of work for your project, sometimes demolition is not the best option. Buildings with healthy structural skeleton can be renovated from the inside out. This will give you the opportunity to completely update, restructure, or redesign your building's layout, modifying the style and ensuring that it is exactly what you need. Our extensive experience in construction will take you through this process deliver unparalleled quality.

SERVICES:

Exterior Renovations :

The experienced masonry and façade restoration team can identify issues and recommend the best solutions available for your building envelope. We have work on many buildings providing brick and stone repair or Replacement, repointing, building cleaning or sealing, epoxy injections, exterior wall coating, Landmark Restoration and Preservation, etc.

Occupied Renovations:

Occupied renovations have their own unique challenges, but our experience renovating hundreds of apartments throughout New York, give us the ability to coordinate, schedule and provide a careful execution that with minimal interference with tenants.

Equity Partnership:

Our Development Project Team will analyze the various aspects to further enhance the viability of the project.

Zoning Analysis & Pre-Design Development :

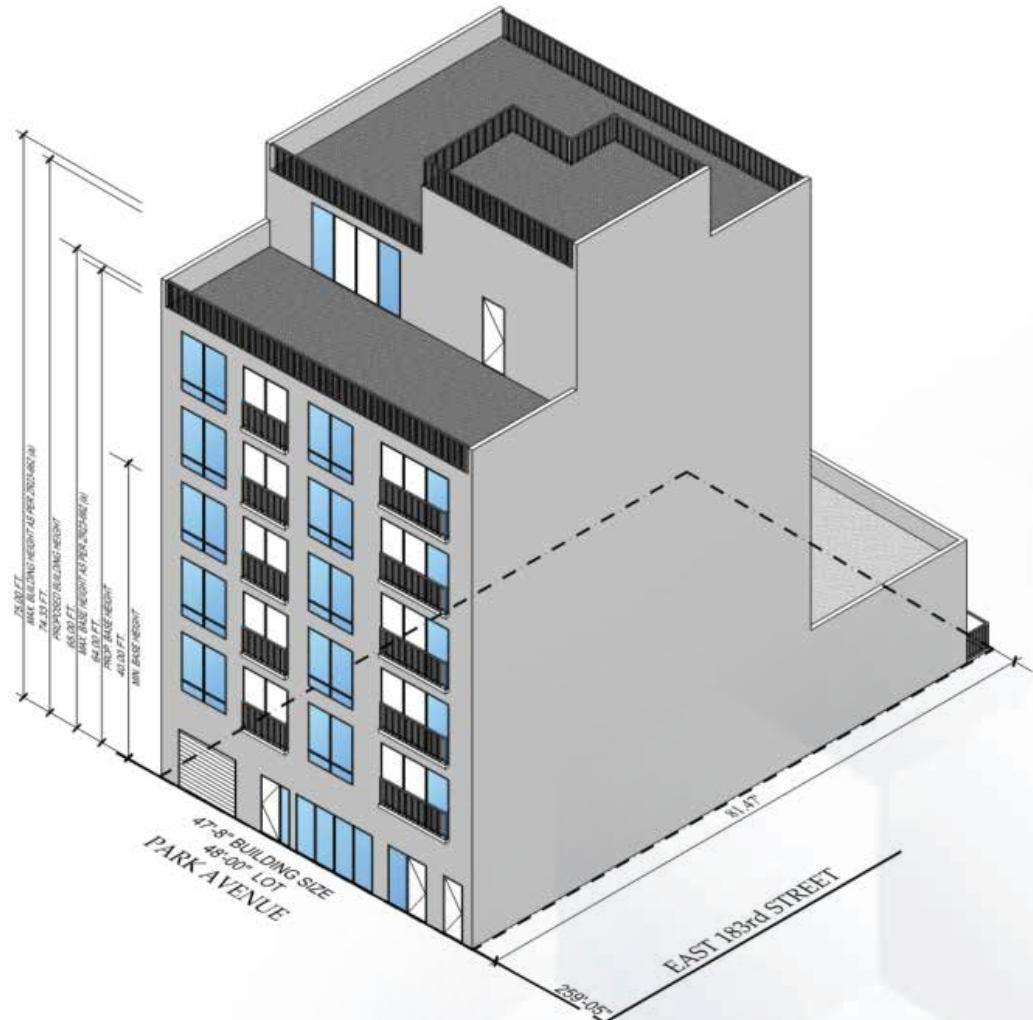
Our team is capable of providing property zoning analysis report that will help determine and regulate the development aspect of the project. We are also capable of providing pre-design development to help visualize the project and along with our development team we can create a development budget data that will determine the most beneficial path for site development.

IN DEVELOPMENT PROJECTS

Bronx, NY

In development projects

Mix-Use Apartment Building, owned and developed by Shamas Contracting. Park Ave Apartments consists of Eighteen dwelling units with skyline view roof terrace Penthouse and community Facility area at the ground floor.



NEW CONSTRUCTION

Brooklyn, NY

New Construction

New construction, ground up development of a Mix-use 4-Story Building with first floor commercial space and three apartment units above on each floor.



Rendering by MAP

EXPERIENCE



**SHAMAS
BRONX PROJECTS**

Renewal HDFC | Bronx, NY

Rehabilitation of 7 buildings in the Fordham Manor neighborhood of the Bronx. Totaling 131 apartments of 5 stories high buildings. Including, masonry work, new skylights, new high efficiency windows, entry and lobby renovations, roof replacement, electrical, plumbing, and new kitchens & bathrooms. Tenants remained in occupancy. Funded through HPD.

Morrisania HDFC | Bronx, NY

Renovation of Seven 184 units buildings in the Morrisania Neighborhood, 5 Stories high each. Work consisted of new kitchens, bath- rooms, window replacement, public halls, lobbies renovation, and roof replacement. Funded through HPD.

2147 Honeywell Ave. | Bronx, NY

Rehabilitation of this 32 unit building situated in the West farms area in the Bronx; 5 stories high including, asbestos removal, demolition, masonry work, roof replacement, new high efficiency windows. Funded through HPD.

854 Intervale Ave. | HDFC Bronx, NY

Rehabilitation of this 18 unit, 4 stories high building in the Woodstock neighborhood in the Bronx. Construction work consists of masonry work, roof replacement, new high efficiency windows, new entrance door, and asbestos removal; tenants remained in residence during contract work. Funded through HPD.

601 East 178 St. | Bronx, NY

Tenants remain in occupancy during current renovation of this 26 units building in the Little Italy community aka home of the restaurants; 5 floors high, work includes; masonry work, roof replacement, and replacement of new high efficiency windows. Funded through HPD.

MRC Melrose | Bronx, NY

Rehabilitation of five buildings in the Melrose neighborhood of the Bronx; 50 units, 4-5 Stories high. Contract work consisted of a complete exterior package to improve building efficiency; tenants remain in residence during construction work. Funded through HPD.

Rosedale Associates LLC

| Bronx, NY

Extensive renovation of a 58 units HDFC building by the Sound- view area, 6 story high. Including new kitchen and bathrooms with efficient fixtures and appliances, new interior finishes in apartment, new high efficiency windows, public halls and lobbies, roof replacement, façade and structural repairs, overall improved building proficiency.

2147 Honeywell Ave. | Bronx, NY

Rehabilitation of this 32 unit building situated in the West Farms area in the Bronx; 5 stories high including, asbestos removal, demolition, masonry work, roof replacement, new high efficiency windows. Funded through HPD.

Jacqueline Denise Davis | Bronx, NY

Rehabilitation in this 70-unit building, 6 floors high; including masonry work, exterior finishes, boilers replaced with new high-energy efficiency. Tenants remain in residence during construction. Sponsored by the Morrisania Revitalization Corporation, Inc. Funded through HPD.

Apartment Rehab | Bronx, NY

Rehabilitation of 6 affordable housing apartments in the Belmont area of the Bronx. Work consist of demolition, carpentry, new interior finishes in the apartments, replacement of entrance doors, plumbing & heating work; tenants remained in residence during construction work. Funded through HPD.

Quadrant 5 Properties HDFC | Bronx, NY

Rehabilitation of three 12 unit building on the North New York neighborhood located in the Bronx; 5 stories high including, masonry work, roof replacement, carpentry, concrete work; tenants remained in occupancy. Funded through HPD.

1522 Bryant Ave. | Bronx, NY

Currently in progress of this 5-story high building with 11 units in the Fairmont- Claremont village neighborhood in the Bronx. Construction work consists of lead paint abatement, demolition, new interior and exterior finishes in apartments, masonry, new bathrooms, kitchens, floors & walls finish. Tenants remained in occupancy. Funded through HPD.

Courtlandt Ave. | Bronx, NY

In current rehabilitation of 4 buildings totaling 92 units in the Southern area of the Bronx, including masonry work, demolition, insulation & fire stopping systems; tenants remained in residence during construction work, Funded through HPD.

Willis Ave. | Bronx, NY

Currently in progress of restoration of 4 buildings located by the Mott Haven neighborhood in the Bronx, totaling 36 units. Work consists of masonry work, new roof, insulation & fire stopping; tenants currently in occupancy during construction. Funded through HPD.

643 Barretto HDFC | Bronx, NY

Rehabilitation and extension of this 2-story building with 6 apartments situated in the Hunts point- Longwood neighborhood of the Bronx.

Hunts Point HDFC | Bronx, NY

Rehabilitation of 416 units spread out in thirteen 5-story affordable housing buildings in the Hunts Point neighborhood located in the South Bronx. Work consisted of masonry restoration, new high efficiency window replacements, new roof; tenants remained in occupancy during work. Funded through HPD's acquisition loan program.

Marshall Court HDFC | Bronx, NY

Rehabilitation of three buildings, 48 units in the South Bronx area, 5 story high, Work included; new kitchen and bathroom, new interior finishes in apartments, new windows, public halls and lobbies, roof replacement, structural and façade repairs. Funded by HPD.

Rosedale Associates LLC | Bronx, NY

Extensive renovation of a 58 units HDFC building by the Sound- view area, 6 story high. Including new kitchen and bathrooms with efficient fixtures and appliances, new interior finishes in apartment, new high efficiency windows, public halls and lobbies, roof replacement, façade and structural repairs, overall improved building proficiency.

Mavino Realty | Bronx, NY

Tenants in occupancy, Rehabilitation in Bronx Park East Section, Northern side of the Bronx. One building, 55 units, 6-story. Including masonry restoration, new high efficiency windows, and new roof. Sponsored by HPD's loan program.

MRC | Bronx, NY

Renovation of 81 units in four 5-story buildings with tenants in occupancy; including new kitchen and bathrooms with efficient light fixtures and appliances, new interior finishes in apartment, public halls & lobbies, new high efficiency windows, roof replacement, structural and façade repairs, enriched buildings efficiency. Funded by HPD.

Quadrant Property

| Bronx, NY

Rehab of three buildings of 36 Units in Melrose neighborhood in the Bronx, 5 story high each. While tenants in occupancy work consisted of masonry restoration, window replacement, and roof replacement.

961 East 173rd St. | Bronx, NY

In the Fairmont-Claremont Village of the Bronx rehabilitated this 20 units, 5 story high building

1883-93rd 7th Ave. | Bronx, NY

In the Central Harlem Community while tenants were in occupancy in these 2 building of 35 units, 6 stories high rehabilitation was conducted including masonry, roof replacement, and concrete work. Sponsored by HDFC.

994 Intervale Ave. | Bronx, NY

Rehabilitation of this 21 units occupant building of 5 stories in the South Bronx section of the Bronx consisted of masonry work, façade restoration & structural reinforcements.

645 Barretto St. HDFC | Bronx, NY

Rehabilitated a 5-story high building totaling 48 units on the Hunts Point- Longwood neighborhood in the Bronx. Consisting masonry restoration (Chimney Repairs), roofing repairs, and interior finishes. Tenants remained in occupancy.

318-320 East 151St. | Bronx, NY

Restoration of these 4-story coop buildings situated in the South Bronx, 24 apartments including, masonry restoration, roof replacement, and new high efficiency windows. All tenants remained in residence during construction.

800 Fox St. | Bronx, NY

In the Woodstock neighborhood in the Bronx took place this rehabilitation of a building 5 stories high adding up to 22 units. Contract work included, façade & structural repairs, masonry restoration, new roof, and replacement of windows.

823 East 147th St. HDFC

| Bronx, NY

In the neighborhood of North New York, rehabilitated 38 apartments in this 5-story high department building.

1714 Crotona Park East

| Bronx, NY

Rehabilitation of 52 low income apartments, on the Crotona neighborhood in the Bronx. Work included masonry restoration, roof replacement and façade repairs. Tenants remained in occupancy.

1522-1536 Vyse Ave.

| Bronx, NY

21 units, 5 floors, in Fairmont-Claremont Village rehabilitation of two buildings included, roof replacement, masonry restoration, structural and façade repairs, windows replacement, tenants persisted in residence.

Mount Hope Renaissance

Rehabilitation of a total of 8 Buildings, fully occupied, 243 Dwelling Units in the Mount Hope Neighborhood of the Bronx. Project completed March 2020.

Scope of Work includes but not limited to; 243 Kitchen & Bathroom Complete Renovation (Completed in (6) Months), Building Envelope, New 20YR-NDL Roof, New High-Efficiency Boilers, New Energy Efficient Apartment/Public Hall Windows, New Compactors, New CCTV Systems, Elevator Modernization, Entry/Lobby Renovation and Public Space Electrical Upgrade.

All Appliances, Material & Products complied with 2015 Green Enterprise Community Criteria.

- 1. 54 East 176th St
- 2. 1895 Walton Ave
- 3. 1975 Walton Ave
- 4. 1979 Walton Ave
- 5. 20 East 179th St
- 6. 54 East 179th St
- 7. 2003 Walton Ave
- 8. 2005 Walton Ave

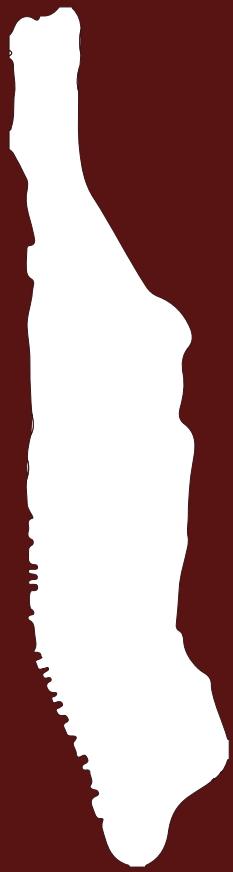


Sedgwick Ave | Bronx, NY

Rehabilitation of 5 stories building in the Bronx. Work consisted of masonry work, façade restoration, structural reinforcements, roof replacement & new high efficiency windows, all work done with tenants in place.

Jennings Terrace Garden, HDFC | Bronx, NY

Rehabilitation of 3 buildings, 5-Stories high, located in the neighborhood of Morrisania. Work included replacement of public and residential windows with new high efficiency windows, interior restoration and finishes of window openings. Structural and Facade repair , provided precast concrete copings with adequate drip edge. Heating plumbing upgrades. All tenants remained in residence during construction.



**SHAMAS
MANHATTAN PROJECTS**

Harlem Meer Limited | New York, NY

Rehabilitation of 96 units in the Harlem Section of Manhattan in 5 buildings of 5-6 stories high. Work consists on Masonry, Roof replacement, Sponsored by Hope Community Inc.

180 Stt. Nicholas | New York, NY

Renovation of this building located in the Washington Heights area of Manhattan. Building is 7 floors high and contains 21 units. Work in progress includes, elevator modernization, new steam boiler heating system, asbestos removal, masonry work, roof replacement, and new windows. Tenants remain in residency during contract work. Funded through HPD's acquisition loan program.

400 Convent | New York, NY

This landmark building consisting of 37 units in Hamilton Heights, Manhattan aka neighborhood of historical attractions. This is a 6-story high building. Work consists of masonry work, and new high efficiency windows. Funded through HPD.

123/125 West 142nd St. | New York, NY

Rehabilitation of two buildings in the Harlem neighborhood. 36 units, 6-floor high contract work consisted of new kitchen & bathrooms with efficient fixtures & appliances, new high efficiency windows, public halls & lobbies, new interior finishes in apartments, new roof, façade & structural repairs, enhanced building efficiency. Funded through HPD.

M3405 Broadway HDFC

| New York, NY

Rehabilitation of this 6-Story high building with 18 apartments located in the Manhatanville area of Manhattan. Building is a complete package of interior and exterior rehab. Updated overall building efficiency. Funded through HPD.

520, 530, 540 Audubon Ave.

| New York, NY

Rehabilitation in 3 buildings of 135 units in the Washington Height area of Manhattan, 5 stories high. Work consisted on roof replacement, masonry restoration, structural and façade repairs, enriched buildings overall efficiency.

20 East 109th St.

| New York, NY

While tenants in occupancy, gut rehabilitation of a 5-story building with 19 apartments in the East Harlem community.

504 West 126th St.

| New York, NY

While tenants in occupancy, rehab of a 5-story building in the Harlem neighborhood of NY.

152 East 111th St. | New York, NY

Refurbishment of this 30-unit building, 6 stories high in the Spanish Harlem community also known as "El Barrio". Contract work consisted of, masonry restoration, roof replacement & new windows.

2033-2026 Lexington Ave.

| New York, NY

Renovation of two buildings in the East Harlem neighborhood with the total of 39 Apartments, 6 stories high each. Work include- ed, roof replacement, masonry restoration, structural & façade repairs. Tenants remained in residence during contract work.

161 East 104th St. | New York, NY

Rehabilitated this 4- story building in the neighborhood of East Harlem, NY , while tenants remained in occupancy. Work included masonry restoration, roof replacement & façade repairs.

163 East 104th St.

New York, NY

Gut rehab of 8 apartments in a 4-story building in the East Harlem section of Manhattan. Tenants remained in occupancy.

1622 Madison Ave.

New York, NY

Gut rehabilitation of 11 units in this 5-story building in East Harlem. Sponsored through Avante Contracting Corp. All tenants remained in residence during construction.

270 Convent Ave.

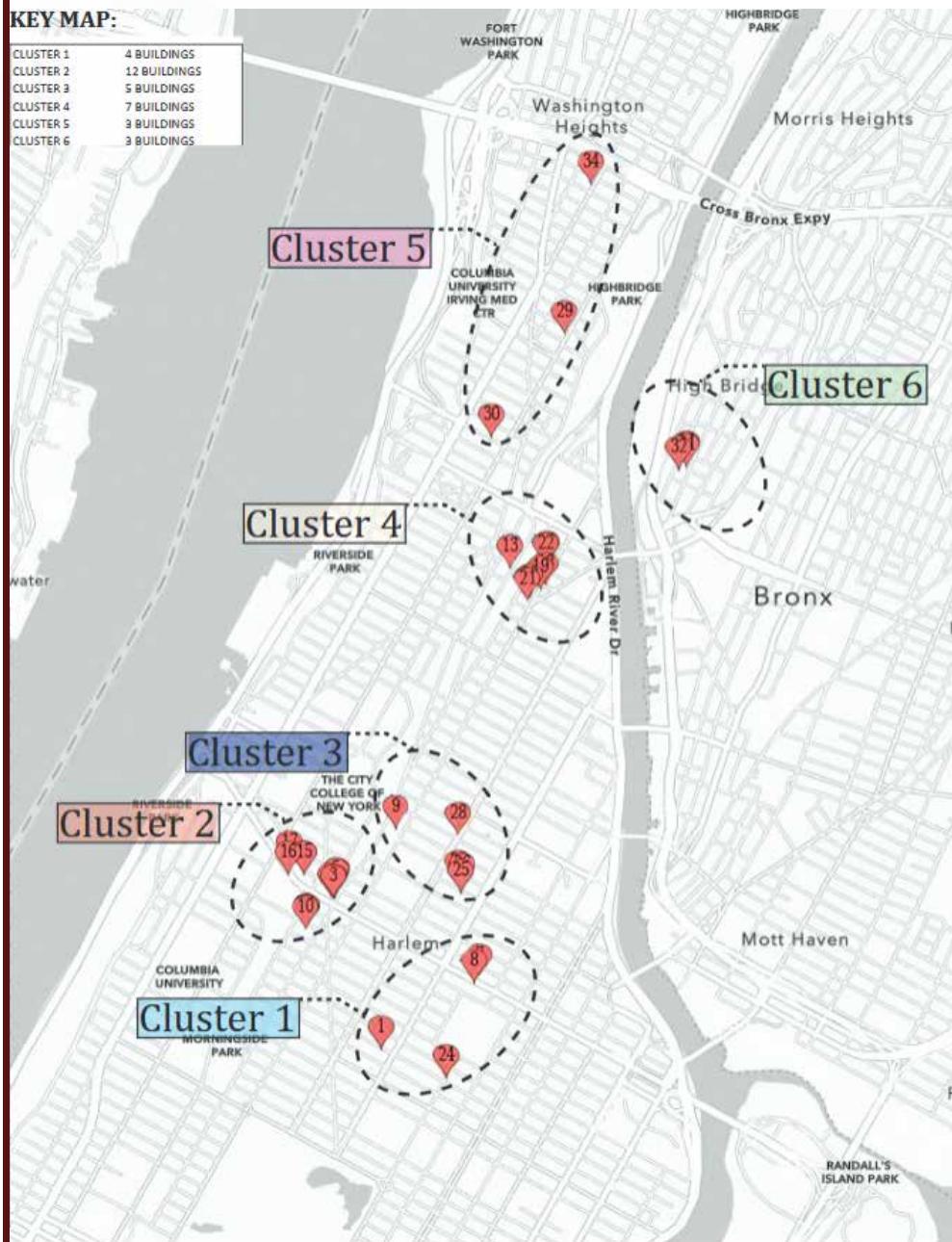
New York, NY

Exterior Rehabilitation of 10-story building to meet Local Law 11 code. Lacated in the historic Hamilton Heights. work consisted of facade restoration, replacement of public windows and partial roof repair.

JOE Uptown | New York, NY

Rehabilitation of 34 buildings. Work consisted of new kitchen and bathrooms with efficient light fixtures and appliances, new interior finishes in apartment, public halls & lobbies, new high efficiency windows, roof replacement, structural and facade repairs, enriched building efficiency.

KEY MAP:



Strivers Plaza | New York, NY

Rehabilitation of 9 buildings with tenants in place. Work consisted of new kitchen and bathrooms with efficient light fixtures and appliances, new interior finishes in apartment, public halls & lobbies, new high efficiency windows, roof replacement, structural and facade repairs, enriched building efficiency.



Odyssey Harbor Rehabilitation |New York, NY

Rehabilitation of 6 story building with tenants in place. Work consisted of new bathrooms with efficient light fixtures and high-end long lasting materials such as corian solid surfaces bathrooms with epoxy floors. New interior finishes in bedrooms, public halls & lobbies. Roof replacement and mechanical equipment upgrade that enriched building efficiency.



**SHAMAS
STATEN ISLAND, BROOKLYN & QUEENS
PROJECTS**

722 Henry St. | Brooklyn, NY

Rehabilitation of a 4-story high building of 16 Low-Income units. Work consisted of asbestos removal, masonry work; new interior finishes, and roof replacement.

CCDII | Brooklyn, NY

Rehabilitation of 7 buildings, including one landmark building in the Bedford Stuyvesant area in Brooklyn; 52 units, 3-4 stories high. Work consists of masonry work, roof replacement, new high efficiency windows, and carpentry; tenants are in occupancy during contract work. Funded through HPD.

Stagg-Morgan | Brooklyn, NY

Rehabilitation of 4 buildings totaling 40 apartments in the Williamsburg neighborhood in Brooklyn. Work in progress consist of asbestos removal, masonry work, roofing replacement, and new high efficiency windows; tenants in occupancy. Sponsored by the Brooklyn Neighborhood Housing Development Fund Corporation. Funded through HPD.

Vanmew LP | Brooklyn, NY

Restoration of four buildings in the community of Crown Heights, 34 units, 4 story high each. Work included high energy efficiency boilers, masonry restoration, new high efficiency windows, new roof; all tenants remained in habitation. Funded through HPD's loan program.

40-45 201St. | Queens, NY

Rehabilitated 28 units in this 3-story high building located in the area of Auburndale in Queens.

Parkside | Staten Island, NY

Renovation of this landmark building, built in 1920 in the neighborhood of Port Richmond in Staten Island; 43 senior citizen apartments, 4 stories high. Work consist of masonry work, façade restoration, structural reinforcements, roof replacement, and new high efficiency windows. Tenants remained in occupancy. Funded through HPD.

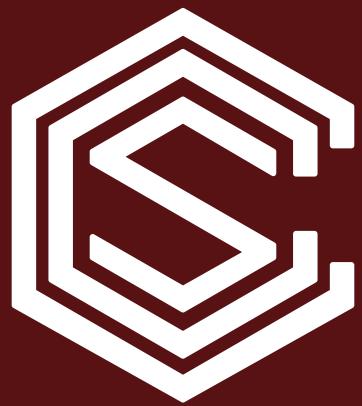
Driggs Ave | Brooklyn, NY

Rehabilitation of 6 stories building in Brooklyn. Work consisted of masonry work, façade restoration, structural reinforcements, roof replacement & new high efficiency windows, all work done with tenants in place.

Calvary Baptist Church Senior Housing Rehabilitation | Queens, NY

Rehabilitation of a six-story senior citizen apartment building, fully occupied building. A total 100 Dwelling Units, consisting of 25 studio apartments, 74 one-bedroom apartments and 1 two-bedroom for the resident superintendent. Project scheduled to be completed October 2022. Scope of Work includes but not limited to; 100 Kitchen & Bathroom Complete Renovation (Completed in (18) Months), Masonry work, New 20YR-NDL Roof, New Energy Efficient Apartment/Public Hall Windows, New Compactors, New CCTV Systems, Elevator Modernization, Entry/Lobby Renovation/extension, Electrical Upgrade, 31- cars parking lot paving repairs and landscape related maintenance. All Appliances, Material & Products complied with 2015 Green Enterprise Community Criteria.





SHAMAS

CONTRACTING CO INC

www.shamas.us

IN PROGRESS

ANCP |New York, NY

Gut Rehabilitation of 4 buildings. Work consisted of new kitchen & bathrooms with efficient fixtures & appliances, new high efficiency windows, public halls & lobbies, new interior finishes in apartments, new roof, façade & structural repairs, enhanced building efficiency.

WHCB |New York, NY

Rehabilitation of a total of 6 Buildings, 102 Dwelling Units with tenants in place. Scope of Work includes but not limited to Kitchens & Bathrooms Complete Renovation , Building Envelope, New roof, New High-Efficiency Boilers, New Energy Efficient Apartment/Public Hall Windows, New Compactors, New CCTV Systems, Entry/Lobby Renovation and Public Space Electrical Upgrade. All Appliances, Material & Products complied with 2015

DIX AVENUE HOUSING REHABILITATION | Queens, NY

Rehabilitation of a total of 5 Buildings, 130 Dwelling Units with tenants in place. Scope of Work includes but not limited to Kitchens & Bathrooms Complete Renovation , Building Envelope, Roof restoration without disturbing exiting equipment in place, New Energy Efficient Apartment/Public Hall Windows, New Compactors, New CCTV Systems, Entry/Lobby Renovation and Public Space Electrical Upgrade. All Appliances, Building envelope enrichment with EIFs works on all buildings.

PROJECT PHOTOS

270 CONVENT AVE. | New York, NY



PROJECT PHOTOS

400 CONVENT | New York, NY

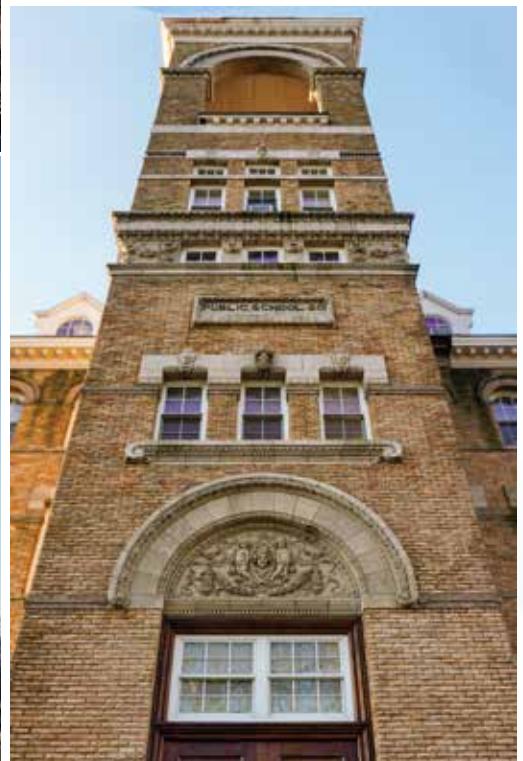
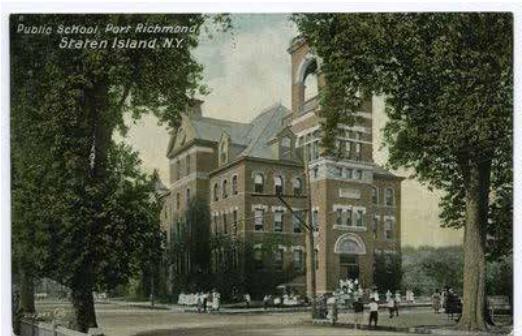


OCEAN PARKWAY



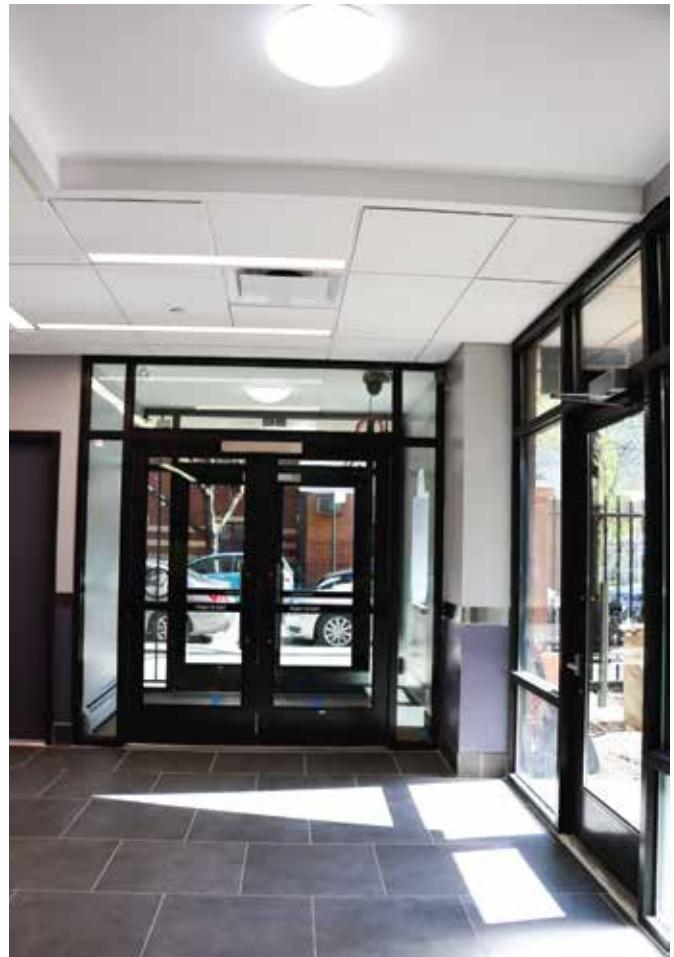
PROJECT PHOTOS

PARKSIDE | Staten Island, NY



PROJECT PHOTOS

Odyssey Harbor Rehabilitation | New York, NY



PROJECT PHOTOS

Odyssey Harbor Rehabilitation | New York, NY



PROJECT PHOTOS

Odyssey Harbor Rehabilitation | New York, NY



PROJECT PHOTOS

Odyssey Harbor Rehabilitation | New York, NY



PROJECT PHOTOS

Calvary Baptist Church Senior housing Rehabilitation | New York, NY

