

Message to Our Readers



We are delighted to bring you the Fall 2007 issue of *Encore!* As you will read in this issue, our company has been very active in both the construction industry and in the greater community. Through our recent projects as well as philanthropy, MBI Group continues to work hard to maintain our core values of *Innovation, Integration, Integrity* and value for our clients.

As many of you know, this year marks the 20th Anniversary of our company. Over the past 20 years we have grown to over 75 employees. We have taken our business from a specialty interiors company, formerly Manhattan Business Interiors, to a full-service general contracting and construction management firm offering clients a diverse array of construction services. MBI's wide spectrum of projects, from the recently completed \$50 million renovation at 1359 Broadway to the \$26 million new construction of The Glueck Center at Yeshiva University, are a testament to our firm's expertise.

As you will read in this issue, we have expanded our work with some of the City's best known landlords, including infrastructure upgrades and commercial common space renovations. We also continue to provide clients with award-winning interior build-outs, complex mission critical projects and core and shell construction.

Enjoy this issue. Whether you have worked with MBI in the past or you are seeking new relationships, we invite you to contact us to determine how we can serve your construction needs both today and in the future.

Edward S. Campanella, President
 MBI Group

MBI BUILDS TRACK RECORD AS LANDLORD CONTRACTOR

Landlord commissioned building upgrades are on the rise as owners are taking stock of their properties in a competitive office market. Many owners have initiated major infrastructure and systems improvements to attract tenants and to extend the lives of their properties. MBI Group has been tapped by many of these prominent owners to assist in maintenance and upkeep of their buildings.



80 Broad Street

It's no secret that infrastructure upgrades and interior fit-outs make a huge difference to bottom lines. MBI Group recently participated in a \$50 million renovation at 1359 Broadway, with dramatic results: building occupancy jumped from 40% prior to the renovation to 90% today.

Success stories like this one are becoming commonplace in today's competitive office market. Major property holders, such as Swig Equities, LLC work hard to maintain their buildings and have recently completed a number of extensive renovation projects and infrastructure projects. MBI Group recently completed a lobby renovation at 110 William Street, a 900,000 square foot commercial office building in the Financial District. After the renovation, Swig Equities was able to sign two major leases to bring the building near maximum capacity, at 99.6% occupancy.

Additional interior renovation projects for building owners include ongoing work in the Lincoln Building where MBI has built-out over 40 pre-built suites for Newmark Knight Frank as part of its enhancement and upgrade program, and at the Empire State Building where MBI has built-out over 20 pre-built suites and tenant spaces along with renovating restrooms on over 20 tenant floors. Both

buildings received 2007 BOMA/Pinnacle Awards. Previously, MBI was also retained as construction manager for CB Richard Ellis for the infrastructure upgrades to 501 Seventh Avenue. Property owners are committed to staying competitive, attractive, efficient and modern. MBI is a flexible organization that works closely with building owners in helping them achieve their goals. Our team understands the challenges of working within occupied areas on tight deadlines and partnering with building owners to complete assignments as quickly as possible.

Major Projects Completed for Swig Equities

MBI Group has developed a strong relationship with Swig Equities, LLC and has completed a number of extensive renovation projects and infrastructure projects in the owner's Downtown and Midtown offices properties. MBI's team is currently working at 80 Broad Street, where construction includes a multi-phase lobby renovation and entranceway, new retail façade storefronts, a new freight elevator and numerous tenant build-outs and common space upgrades. Project Director John Prendergast and his team are collaborating with Moed de Armas & Shannon Architects and DPM Architects, P.C. to create a luxury, boutique office building offering first class tenant amenities.



90 Broad Street Lobby

MBI is also performing other work for Swig Equities, including lobby renovations at 90 Broad Street and 110 William Street, 5 Hanover Square and 48 Wall Street.

Award-Winning Renovation at 1359 Broadway

MBI Group has recently participated in a \$50 million renovation at 1359 Broadway, a former garment manufacturing building that has been transformed and

Recently Completed Projects

- **Smith Barney:** 666 Third Avenue, 3rd Floor
- **Colonial Fund:** 1370 Avenue of the Americas
- **Standard Americas, Inc.:** 320 Park Avenue, 22nd Floor
- **Silverstein Properties:** 120 Broadway, Floors 5, 6, 7 & 34
- **Reader's Digest/Everyday with Rachael Ray:** 16 East 34th Street, 14th Floor
- **Board of Elections:** 450 West 33rd Street, Floors 8 & 10
- **FISA:** 450 West 33rd Street, 10th Floor
- **Commerce Bank Branch:** 82-06 Fifth Avenue, Brooklyn
- **Papyrus Store:** 233 Broadway
- **The Linclon Building:** 60 East 42nd Street, Suites 1942 & 1948
- **The Empire State Building:** 350 Fifth Avenue: Suites 1401-1407, 1410, 1411, 1416, 1416A & 1423 – 1436
- **Martha Stewart Living OmniMedia, Inc.:** 11 West 42nd Street, Floors 24 & 25
- **The Markets.Com:** 810 Seventh Avenue, 6th Floor

Current Projects

- **Swig Equities:** 90 Broad Street: Lobby Renovation
- **Swig Equities:** 80 Broad Street: Storefront/ Lobby Renovation/Tenant Build-Outs
- **Swig Equities:** 110 William Street: Lobby Renovation
- **Mulino International:** 1370 Avenue of Americas, 32nd Floor
- **Yeshiva University, The Glueck Center:** 515 West 185th Street
- **Garvey Shubert Barer:** 100 Wall Street, 20th Floor
- **Boys & Girls Club:** Five Hanover Square, 3rd Floor
- **Brown Harris Stevens:** 445 Park Avenue, 11th Floor
- **AZOOGL:** 512 Seventh Avenue, 12th Floor
- **Saveur:** 15 East 32nd Street, 12th Floor
- **Cotelac Store:** 92-94 Greene Street

updated for Class A tenancies. MBI was commissioned to renovate the lobby as well as 10 floors of the building by Newmark Knight Frank. This building, at 36th Street and Broadway, was winner of the 2007 BOMA/NY Pinnacle Award for Renovated Building of the Year. MBI completed core work on several floors and build-outs of various pre-built



1359 Broadway

portions of this project were done on a fast-track schedule, despite the challenge of working in occupied spaces and public thoroughfares for the lobby and corridor renovation. MBI worked closely with building owner, W&H Properties, and Fifield Piaker Elman Architects P.C. and Mufson Partnership to implement the design. Building occupancy has climbed from 40% prior to the renovation to 90% today.

MBI to Construct The Glueck Center at Yeshiva University



The Jacob and Dreizel Glueck Center for Jewish Study

The Group has been named as General Contractor of The Jacob and Dreizel Glueck Center for Jewish Study at Yeshiva University, located at 515 West 185th Street in Upper Manhattan. The \$26 million 80-week core and shell construction project consists of a cellar and six stories.

The cellar houses the mechanical plant as well as a climate controlled room for book storage and automated system for the retrieval of books and documents. The first floor will be used as a religious learning center and gathering place. The library will be housed on the second floor of the facility and the third through sixth floors will include a combination of office space, lecture halls and classrooms.

The exterior of the south elevation features a shadow effect

MBI Celebrates 20th Anniversary

Over the past 20 years, MBI Group has grown to become one of New York's leading construction companies. We are distinguished by our commitment to maintaining the highest standards of construction excellence and our focus on client satisfaction.

Rooted in traditional values, we are also looking ahead to the future. Formerly Manhattan Business Interiors, MBI has evolved to the full-service general contracting and construction management firm we are today. We are delighted to report our recent growth and our expanded capabilities. MBI has doubled in size over the past two years, both in sales and in personnel to meet the growing demand for our quality service. In 2007, we project sales in excess of \$90 million and employ over 75 talented professionals with diverse construction, engineering and technical backgrounds.

We thank our clients for a terrific 20 years of collaboration, and look forward to working with you in the future.

precast concrete and stone with a channel glass wall flanking the west and east ends. The entry is a two story curtain wall system with glass and stainless steel canopy. The north elevation features a precast wall flanked by a brick façade in keeping with the features of the adjacent library building. The east and west sides of the building abut adjacent buildings, which are part of Yeshiva's existing campus. MBI will also construct a new glass entry and vestibule space at the adjacent library and will connect the new learning center to the existing library. John Prendergast of MBI will serve as Project Manager. Design partners on the project include HOK Architects, and project team members include Horizon Project Advisors LLC, M.E. Engineering, Robert Silman Associates, P.C., Cerami & Associates and other highly skilled design professionals.

MBI Named Top Contractor By *New York Construction Magazine*

New York Construction		Top Contractors			
Rank	Company, Web Site, Year Founded in Region	Main Address in Region	Phone Fax	Top Officer in Region	Value of 2006 Construction Work in Region
55.	MBI Group www.mbiny.com 1987	48 W. 37th St., 9th Fl. New York, NY 10018	212-376-4400 212-376-6260	Edward Campanella President	\$76,000,000

Richard V. Campanella Joins MBI as Director of Field Operations



Richard V. Campanella has recently joined MBI as Director of Field Operations. Mr. Campanella has over 20 years of construction management, consulting and contracting experience. He has expertise in all phases of construction management and general contracting, with a proven ability to coordinate the simultaneous operations of major assignments, including sales, estimating, buyouts, budgeting and design.

Prior to joining MBI, Mr. Campanella served as the Senior Project Manager for S.M.C. Construction Corporation in New York. In this capacity, he typically coordinated the daily operations of numerous concurrent projects. He was also responsible for all estimating, purchasing, buyout and scheduling, as well as coordinated professional staff, owners and contractors on projects.

As a Project Manager for Pro-Restoration in Port Jefferson, New York, Mr. Campanella assisted in the institution of the company's formative policy to obtain bond work as well as to establish the firm's bonding and W.B.E. status. Mr. Campanella advised on the development and construction of several notable Long Island township projects, including the Amityville Firehouse and Hauppauge School District projects. Mr. Campanella also served as Project Manager for PM

Construction, where he worked on large scale assignments at several healthcare facilities. In this capacity, he was responsible for purchasing, scheduling, project administration procedures and controls with clients and subcontractors.

Previously, Mr. Campanella founded Campanella Construction LLC, where he managed the daily operation of all projects, including sales, estimating, buyouts, design and budgeting. In this capacity, he worked with owners, architects and trades throughout all phases of construction. Mr. Campanella worked on numerous high-profile projects, including the \$1 million renovation of Tavern on the Green and the \$1.2 million construction project for the Cradle of Aviation Museum in Nassau County.

Early in his career, Mr. Campanella served as Project Manager for MBI. He was responsible for the supervision of commercial and retail projects ranging from \$1 million to \$5 million. Projects included work for prestigious clients such as Coach Leather Goods, The Body Shop, Canon and Xerox.

Mr. Campanella received a degree in Construction Management from New York City Technical College.



To Contact MBI:

MBI Group
48 West 37th Street, 9th Floor, New York, NY 10018
Telephone: (212) 376-4400 Facsimile: (212) 376-6260
Visit us at: www.mbiny.com