



The LiRo Group

**Reference:**

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One Penn Plaza  
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**Total Project Cost:** \$15,000,000

**Completion Date:** 2004

**Project Overview:**

*This project called for an extensive reconstruction of the building's infrastructure and interior. LiRo provided construction management for this project. (Dormitory Authority of the State of New York, 2004, \$15M)*

## Manhattan Civil Court Construction Management Services

New York, NY

Manhattan Civil Court is a 12-story high rise located at 111 Centre Street in downtown Manhattan. The building houses both Civil and Supreme Courts and their various support rooms, including judges' chambers and juror rooms. This project called for an extensive reconstruction of the building's infrastructure and exterior.

Key elements included:

- Electrical
- Mechanical/HVAC
- Plumbing
- Fire Protection
- Fire Alarm and Life Safety
- HVAC Controls and Building Management Systems
- ADA Compliance for Building Entrances and Bathrooms
- Facade and Parapet Walls
- Structural and Waterproofing
- Security Systems

All work had to be completed within 12 months, while building and court operations continue without interruption.



LiRo's construction management services for this facility included:

- Design reviews for constructibility
- Cost estimating
- Scheduling
- Development of phasing and staging plans
- Trade coordination
- Construction inspection

**Key Features:**

- ADA upgrades
- Asbestos abatement
- HVAC system upgrades
- Design reviews for constructibility
- Cost estimating
- Scheduling
- Development of phasing and staging plans
- Trade coordination
- Construction inspection