



M. MELNICK & CO., INC.  
Building Construction

# Choosing a construction partner...

**1. GET IT DONE RIGHT.** Whether you are developing a project or creating a facility to house your organization, construction can make or break your plans. You want fast, quality work at reasonable cost – so choose carefully when selecting a partner with whom to build.

**2. STABILITY.** You must be sure that your general contractor will be with you through the ups and downs of the economy and the entire course of your project. The firm should be fully bonded, well-capitalized, and conservatively run.

**3. EXPERIENCE.** Your general contractor should have the knowledge and experience to find the most effective and affordable solutions to your construction challenges. Look for a business with a track record of rapid, cost-effective, quality building. Your builder should have handled a variety of projects under a range of circumstances.

**4. INTEGRITY.** Your general contractor should possess integrity. A company that takes pride in its work will add value to your job.



# M. Melnick & Co. building for New York

## 01 homeless housing

**PROJECT:** H.E.L.P., Inc.  
**OWNER:** H.E.L.P., Inc.  
**LOCATION:** Brooklyn  
**UNITS:** 150  
**COMPLETED:** 1992  
**DESCRIPTION:** Permanent housing for low-income and formerly homeless families.

## 02 mixed income

**PROJECT:** Chelsea Arms  
**OWNER:** The Seavey Organization  
**LOCATION:** Manhattan  
**UNITS:** 70  
**COMPLETED:** 2000  
**DESCRIPTION:** Luxury housing with an affordable component.

## 03 senior housing

**PROJECT:** Bonifacio Cora Texidor  
**OWNER:** Bonifacio Cora Texidor, H.D.F.C.  
**LOCATION:** Manhattan  
**UNITS:** 99  
**COMPLETED:** 1999  
**DESCRIPTION:** HUD-sponsored senior housing in upper Manhattan.

## 04 gut renovation

**PROJECT:** MMB Associates  
**OWNER:** MMB Associates  
**LOCATION:** Manhattan  
**UNITS:** 98  
**COMPLETED:** 2002  
**DESCRIPTION:** Complete renovation of five buildings on Manhattan's Upper East Side.



# M. Melnick & Co.

**ESTABLISHED.** Incorporated in 1934, M. Melnick & Co. has been building in the greater New York area for nearly seventy years. We have been continuously owned and operated by the Melnick family.

**DEPENDABLE.** M. Melnick & Co. is well-capitalized. We are capable of posting letters of credit and payment and performance bonds of over \$100 million. Our strong financial resources and our reputation for prompt payment enable us to get the best prices from suppliers and subcontractors. As a result, we have a track record of producing cost-efficient jobs.

**EFFECTIVE.** We get the job done. We have a history of completing projects on time or ahead of schedule. And our decades of experience and value engineering techniques will save you money.

**BROADLY INVOLVED.** In addition to operating as general contractors, we typically use our own forces to perform the work of several trades, including concrete work, drywall installations, and rough and finished carpentry work. By controlling these pace-setting components, we complete projects quickly and efficiently.

**INTEGRATED.** Our scale allows top management to maintain close working relationships with all levels of supervisory personnel. By communicating efficiently, we control costs and quality and maintain a degree of flexibility that larger organizations cannot match.

**RESOURCEFUL.** Our ingenuity and expertise will help you move efficiently and cost effectively from the initial design to the final punch list, whether you are building a school, a luxury residence or housing for an at-risk population.

**RESPONSIVE.** Our project managers and executives are available to counsel and assist you before, during, and after a job is built. We not only hold ourselves accountable for providing superior performance -- we ask our customers to hold us accountable as well.

**M. Melnick & Co.**  
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