

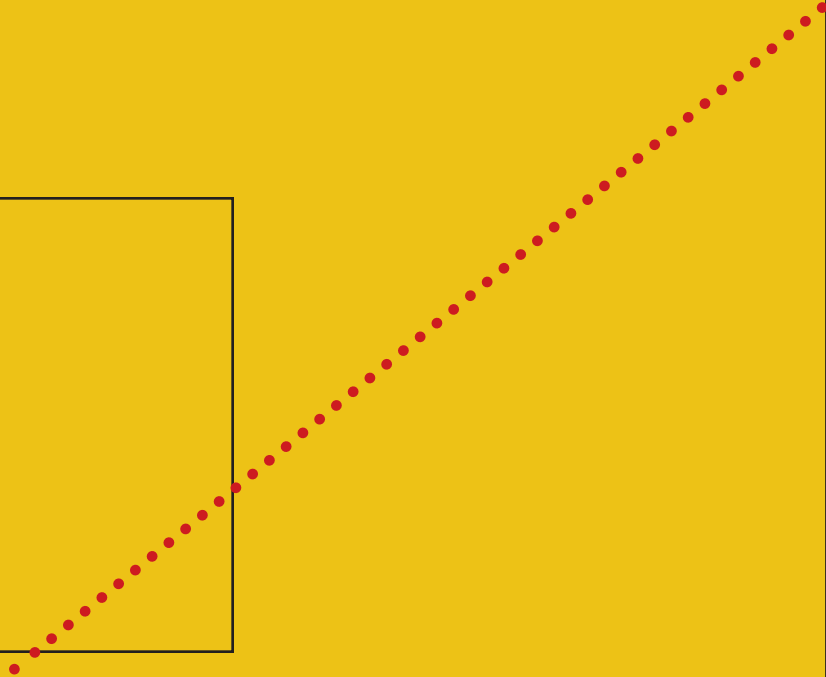
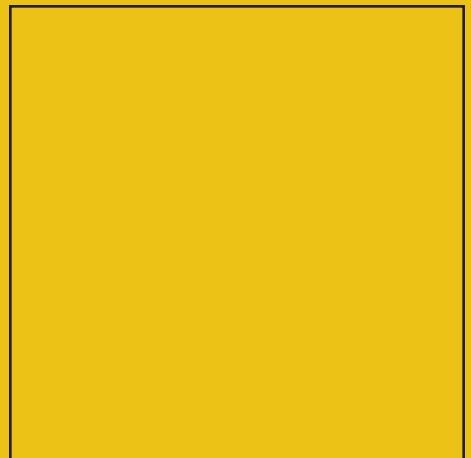
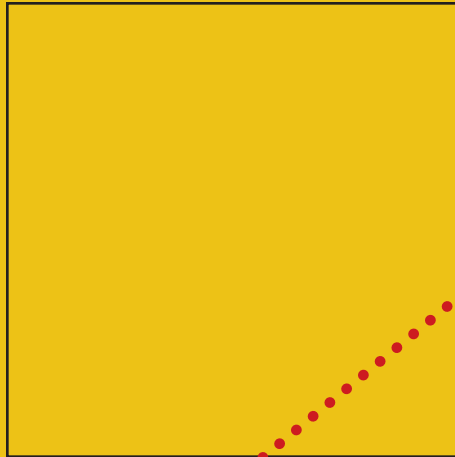
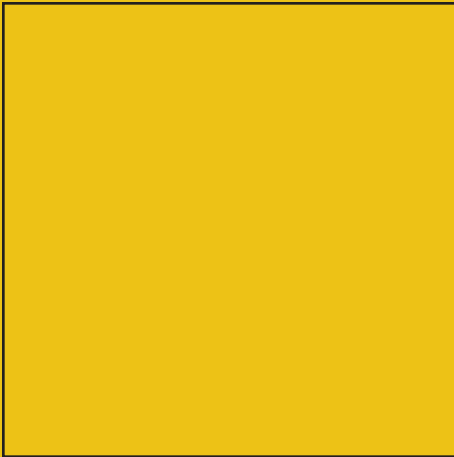
Choosing a construction partner...

The not-for-profit mission. Whether you are building homes for others or creating a building to project your organization's vision into the future, construction can make or break your plans. You want fast, quality work at moderate cost – all the more reason to think carefully before choosing a partner with whom to build.

Stability. You must be sure that your builder will be with you through the ups and downs of the economy and the entire course of your project. Your builder should be fully bonded, well-capitalized, and conservatively run.

Experience. Your builder should have the knowledge and experience to find the most effective and affordable solutions to your construction challenges. Look for a company with a track record of rapid, cost-effective, quality building. Your builder should have handled a variety of projects under a range of circumstances. Experience with non-profits is helpful.

Values. Your general contractor should possess integrity. In addition, a company supportive of your mission 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

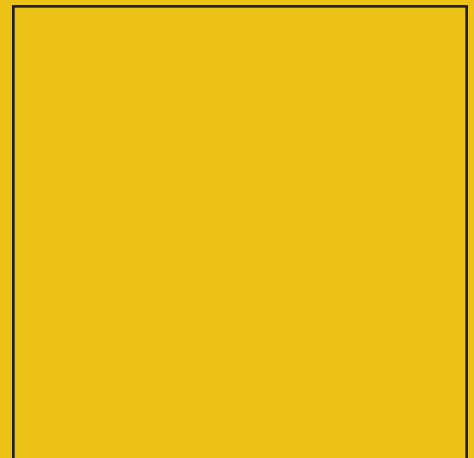
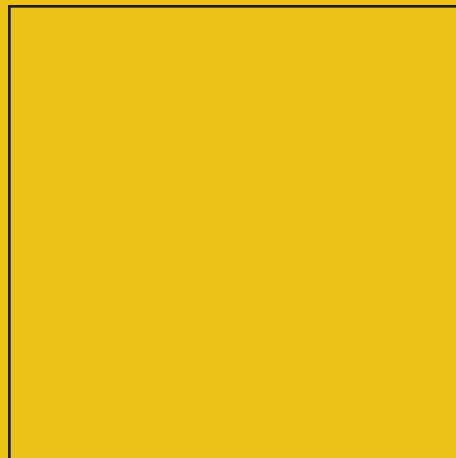
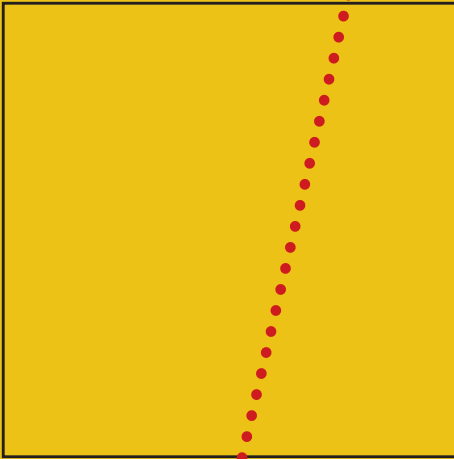
Project: Chelsea Arms
Owner: The Seavey Organization
Location: Manhattan
Units: 70
Completed: 2000
Description: Luxury housing with an affordable component.

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.

Serving the New York Metropolitan Area. Incorporated in 1934, we have been continuously owned and operated by the Melnick family. Located in the South Bronx, we have specialized in housing seniors, the homeless, and other disenfranchised groups for over sixty years. We have collaborated extensively with non-profits since the 1970s. Our scale, expertise, financial resources, and commitment allow us to offer speedy, first-rate, cost-effective services that will add value to your project.

Broadly Involved. In addition to operating as general contractors, we typically use our own forces to perform the work of several trades, including all concrete work, drywall installations, and rough and finished carpentry work. By controlling these pace-setting trades, we complete projects with all possible speed to maximize benefit to the client.

Closely Integrated. We maintain close working relationships between top management and all levels of supervisory personnel. By communicating efficiently and effectively, we control costs and quality and maintain a degree of flexibility that larger organizations cannot match.

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

Versatile. Our ingenuity and experience 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.