



Mc Gowan Builders and Studio 5 Partnership complete \$1.9 million fit-out

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Mc Gowan Builders, Inc. (MGB) served Related Companies, LLC as general contractor for the \$1.9-million fit-out of the new Bed Bath & Beyond store at the Gateway Center at Bronx Terminal Market mall. Architectural firm Studio 5 Partnership of Glen Rock, NJ designed the new retail facility. The shopping center is located at 610 Exterior St.

"The Bed Bath & Beyond store at the Gateway Center is an impressive addition to Mc Gowan Builders' portfolio of big box retail facilities across the East Coast," said MGB president Patrick Mc Gowan. "We look forward to continuing our relationship with Related Companies and Studio 5 Partnership."

According to Studio 5 Partnership partner Gary Snyder, AIA, the store presented the design team with challenges unusual for big box retail outlets. "Unlike in the typical suburban locations, the urban setting of the Bed Bath & Beyond store required close collaboration with neighboring tenants not only next to the store, but also in the space below," he said. "This necessitated detailed coordination during design and construction of utilities and building systems."

The store houses the main sales floor, cash register counters, customer service desk, Bridal Registry department, bathrooms, employee cafeteria, and storage area. The project entailed a complete interior tenant fit-out, including the internal glass and aluminum storefront and all fixtures and finishes.

The finishes include polished concrete flooring with vinyl wood-pattern walkways, interior storefront system, and millwork store fixtures, including slot walls. The store features fluorescent lighting fixtures suspended on wires.

MGB utilized the existing concrete floor slab, which was polished eight times in the steel bead blasting process. The team implemented dust control measures during polishing. Vinyl walkways were applied with an adhesive in selected areas.

MEP work included the plumbing system and fixtures in the bathrooms and cafeteria, HVAC ductwork, and electrical wiring and lighting.

In addition to Bed Bath & Beyond, Mc Gowan Builders served as general contractor for Best Buy and Marshalls stores at the Gateway Center at Bronx Terminal Market. Studio 5 Partnership also designed these stores.

Headquartered in East Rutherford, New Jersey, with regional offices in New York City and Miami, FL, Mc Gowan Builders, Inc. is a premier full-service general contracting and construction management firm with an annual volume of projects exceeding \$100 million. The company provides construction services to commercial and institutional clients, including office, retail, hospitality,

healthcare, educational, cultural, religious, transportation/airport, warehousing, and industrial organizations. The firm delivers projects in New Jersey, New York, Pennsylvania, Connecticut, Massachusetts, Rhode Island, Maryland, Virginia, Washington, D.C., Delaware, Florida, and Louisiana.

Led by company founder and President Patrick J. Mc Gowan and Vice President Martin C. Mc Gowan, MGB has delivered projects for some of the most prominent companies and organizations in the nation. The firm's current and recent projects include a \$70-million hotel redevelopment, the new \$30-million Lincoln Square Synagogue, the \$12.5-million Hebrew Institute of Riverdale, and the \$10-million interiors of the Tides Foundation in New York City; the \$12-million renovation of the Sheraton Meadowlands Hotel & Conference Center in East Rutherford, NJ; the \$3-million Alliance Française Center in Miami, FL; the \$10-million WNOL Tribune Television studio and broadcast facilities in New Orleans, LA; and multi-state, multi-location construction programs for JPMorgan Chase Bank, Staples, Bally Total Fitness, DKNY, H&R Block, and Loehmann's.

Patrick J. Mc Gowan, along with his brothers Martin and Thomas, are the founders of The Loretta Mc Gowan Foundation, established in honor of their beloved aunt. The foundation fosters research of Down Syndrome and supports happy and fulfilling lives of individuals and families that experience developmental disabilities. In addition to providing on-going assistance, the foundation's long-term goal is to establish a research, education, and resource facility focused on issues related to Down Syndrome.

Studio 5 Partnership

Studio 5 Partnership is a full-service architectural firm that specializes in architecture, planning, interior design, LEED design, feasibility planning, code compliance and coordination, and construction administration services. The firm has successfully served a broad base of public and private clients in the commercial, governmental, educational, religious, and residential sectors.

Studio 5's staff comprises 20 talented and dedicated individuals, including 10 licensed architects, two professional planners, a certified interior designer, and four LEED Accredited Professionals. The firm's team offers decades of collective design and construction experience. Studio 5 Partnership is committed to improving communities by designing projects that exceed functional and esthetic expectations, while remaining cost-effective.

The firm's prominent projects include the 1.2-million-square-foot Ridge Hill Village shopping and lifestyle center in Yonkers, NY; 450,000-square-foot Atlantic Terminal Market in Brooklyn; 160,000-square-foot Harlem Center in Harlem; 300,000-square-foot Woodbridge Crossing Shopping in Woodbridge, NJ; 125,000-square-foot headquarters and manufacturing facility for The Spiral Binding Company in Totowa, NJ; the 60,000-square-foot Aquaculture School in New Haven, CT; interiors of the venerable Preakness Hill Country Club in Wayne, NJ; and 33,000-square-foot interiors of Congregation Gates of Prayer in Metairie, LA.

Suggested caption for the photos:

Mc Gowan Builders, Inc. served as general contractor for the Studio 5 Partnership-designed, \$1.9-million, 26,000-square-foot Bed Bath & Beyond store at the Gateway Center at Bronx Terminal Market mall, located at 610 Exterior Street in The Bronx, NY.

Photo by Tom Sibley/Wilk Marketing Communications

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