



NCI Const. completes pre-built renovation program: 45,000 s/f total

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According to Norman Rijo, president of NCI Construction, Inc., the firm has recently completed a substantial pre-built program for 400 Madison Ave., between 47th and 48th Sts., a Macklowe Properties and McGraw-Hudson property. The projects consisted of a 45,000 s/f gut renovation throughout the building, tenant fit-outs for the trading floors, new mechanical, plumbing and electric work, drywall carpentry, millwork, high-end stone flooring, glass partitions and wood doors. NCI provided first-rate construction management and general contracting services for this landmark assignment.

The concept behind the pre-built program is to answer demand for smaller office spaces, such as privately owned firms or bigger companies who only require a small amount of space, while maintaining high-quality features at reasonable prices, such as today's most advanced broadband communication technologies and accessible, fully equipped conference rooms.

The work completed by NCI reflects a complete overhaul of the building, originally built in 1929. At its point of acquisition by Macklowe Properties, the structure still included the original electrical system, as well as rundown elevators and no central air-conditioning. The 22 floors also only offered about 200,000 s/f, due to the uncharacteristic shallowness of the building. Despite other challenges including a fast-track schedule and working in occupied spaces, NCI successfully met the demand for creative, quality construction. Since the completion of 400 Madison's renovation, the building has been successful in brokering many of its spaces, due to reasonable leasing prices, given the property's location, the quality of the renovation and carefully maintained construction budgets.

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