



## Racanelli Construction Co. completes 120,000 s/f project in Queens for Piermont Properties

January 19, 2021 - New York City



Queens, NY Racanelli Construction Company, Inc. completed a mixed-used project on behalf of Piermont Properties, Inc. The 120,000 s/f, eight-story building consists of 131 rental apartments, a 30,000 s/f second floor parking garage, a ground floor CVS store with parking, as well as lower level amenity spaces and future medical offices. Racanelli Construction served as the construction manager. The building officially named, Q-East Apartments, is located at 178-02 Hillside Ave.

Leading the Racanelli Construction project team was project executive Richard Racanelli. He was joined by project super Keith Wood, assistant project super Mike Brady, project manager Anthony Scorgia, assistant project manager Daniel Delahunty and project administrator Ann Sangemino. They worked closely with the owner's representative, Haytham Gebara of NACMA.

Used in the building's construction was a mix of concrete, brick, metal panels and heavy gauge studs. The building's façade is composed of the brick and metal panels. Both wood and hollow metal doors and frames, windows, waterproofing and sheetrock were also applied in the structure. The interior was completed with paint, wall coverings, lighting and plumbing fixtures, LVT and ceramic tile, along with kitchen cabinets, solid surfaces and appliances. A centrally-located outdoor common courtyard along, individual balconies and terraces and large windows and storefronts enhance the project's exterior.

Among the challenges Racanelli Construction had to overcome was the project's location on an existing subway line. It required special monitoring, site excavation and foundation processes.

The project began in July 2016.

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