

Generational Advantage

More than 90 years of hard work gives general contractor great range



Battery Park City School

The fourth generation of the DeMatteis family is joining the company—and The DeMatteis Organizations is anticipating a continuation of that trend for at least four more generations.

Responsible for hundreds of millions of square feet of residential and commercial real estate throughout New York City and the world, The DeMatteis Organizations is a multifaceted general contractor that has been family-owned and operated since it was founded in 1918 by Leon D. DeMatteis. Frederic DeMatteis and Alfonso DeMatteis joined the firm after World War II and Frederic's two sons, Richard and Scott, now run the company on a day-to-day basis as principals.

"Our principals are hands-on owners proficient in all aspects of development and construction. From the conceptual design of projects and the bidding process through the actual execution of the work, we have Richard and Scott's total participation and guidance," says Sal Novello, Vice President of Construction for The DeMatteis Organizations. "We are also extremely fortunate to have a staff of seasoned professionals that have enjoyed longevity in the organization,

where everyone is part of the team. There is a family atmosphere here that's very different from the larger corporate organizations that are on the same level as DeMatteis."

Based in Elmont, New York, The DeMatteis Organizations is a company that consistently outshines its competition. "We produce the best product at the lowest cost," says Al DiMeo, Executive Vice President for The DeMatteis Organizations.

Throughout the years, the company has seen great successes, even spearheading some of its own projects as a developer-builder. In the early 1950s, the family business expanded to become the largest builder of public schools on Long Island. In the 1960s, the company emerged as a leader in the region's renewal activities, rebuilding New York's urban areas.

The flagship entity of The DeMatteis Organizations is the Leon D. DeMatteis Construction Corporation (LDDCC). Besides competitive general contracting, the LDDCC's skills include construction management, design-build and interior construction/renovation, both commercial and residential.

One of the oldest continuously family-owned companies in the State of New York, The DeMatteis Organizations has been ranked among the top 25 real estate developers in the United States by Corporate Design and Realty magazine.

The DeMatteis Organizations

Al DiMeo | Executive Vice President

Location: Elmont, New York



Metro Park



Sunset Park High School



PS189



The real diversity lies in the company's project types. From luxury high-rise apartments to multifamily housing, The DeMatteis Organizations has left its mark on exhibition halls, military installations, hospitals, parking structures—you name it, the company's done it.

"We will undertake anything," declares DiMeo. "We have even been in Saudi Arabia, building the Saudi Arabian National Guard headquarters, along with being in other parts of the world. We have a very diverse program."

That breadth, however, does not mean The DeMatteis Organizations is lacking in depth. The company has constructed more than a dozen school projects for the New York City School Construction Authority (SCA) and yet continues as one of the premier builders of high-rise projects in New York City.

SCHOOLS

On SCA projects, The DeMatteis Organizations comes aboard through a standard bid process, offering a low bid that's consistent with its high-quality work. Battery Park City School (PS276) is one of the SCA's newest projects, which The DeMatteis Organizations was awarded.

"Battery Park City School is the first green school that the SCA is building in the City of New York," explains William Dimas, Project Manager for the LDDCC. "It kicks off the SCA's new Green Schools Guide program. On top of that, the Battery Park City Authority has another level of sustainability that has to be met on this project."

When completed, the school will have a photovoltaic array on the exterior with a monitoring system in the lobby. The monitors will reveal how much power the panels are producing at any given time and what that translates to in terms of cost savings.

In addition, at least 85 percent of the construction waste is being diverted from landfills. Interior components are made from renewable products, as well.

"Our company has followed the guidelines set up by LEED on other projects also," says Dimas. "In fact, we've been diverting waste from landfills for some time now."

It is anticipated that students will move into Battery Park City School in fall 2010 and the 125,000-square-foot, eight-story facility will serve 950 traditional students. Uniquely, the third floor holds a 10,000-square-foot play roof.

In Forest Park, Queens, The DeMatteis Organizations is the general contractor on the Metropolitan Campus—a 300,000-square-foot school for grades 7–12. Its footprint is massive, as it is comprised of two towers and a connecting building on an eight-acre plot of land. One tower is six stories and the other is five stories, connected by a building containing a 750-seat auditorium that will be open for use by the community when school isn't in session.

With a 9,000-square-foot competition gym with bleachers and locker rooms, along with four cafeterias and an outdoor athletic facility, the Metropolitan Campus is a complex project. Despite extensive foundation and mechanical work, the project is on target for a completion date of November 2010.

A third of The DeMatteis Organizations' school projects is Sunset Park High School in Brooklyn. Recently completed, it's fully air conditioned and handicapped accessible. The 197,600-square-foot high school includes separate administrative spaces, standard classrooms, specialty rooms, technology and distance learning rooms, and a performing arts room. There's also a kitchen complex with a dining area, a 550-seat auditorium, a full gymnasium and a 4,000-square-foot wireless technology library.

HIGH-RISES

"When it comes to high-rise developments, in addition to our own developments we work with owners who engage us because of our reputation—not only in quality, but for time and cost," says DiMeo.

Combining the specialties of The DeMatteis Organizations, a development underway at 91st Street and 1st Avenue is pairing a high-rise luxury condominium tower with a middle school. Built as part of

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the New York City Educational Construction Fund, the 32-story high-rise will be attached to East Side Middle School (MSI14).

“This is one of the first projects of this nature in nearly 30 years,” says Novello. “It’s a great middle school in a location where there is a dire need for more classroom space. So not only are we serving the community by constructing the school there, but we have a beautiful condo building right next door, appealing to young families in a fast-growing neighborhood.”

The condo building’s sales office is open and The DeMatteis Organizations anticipates having the building fully occupied by the first quarter of 2010.

Another impressive high-rise structure by The DeMatteis Organizations is wrapping up across the street from the United Nations Headquarters building. The 27-story office tower will house the U.S. Mission to the United Nations. Designed to withstand the highest blast and security threats along with biological and chemical attacks, the building that was designed by Gwathmey Siegel and Associates Architects is extremely unique.

“It’s an impressive building and the construction has been extremely challenging, requiring cutting-edge means and methods. In addition, a new type of concrete was used for the entire structure. It is truly a one-of-a-kind building, never before constructed anywhere in

the United States,” says Novello. “It demonstrates our capabilities for the development, planning and execution of construction for unique projects.”


Challenges ranged from the restrictive site location—it’s surrounded by one-way streets and the East River—to security clearance. All materials brought onto the site had to be screened by X-rays and all construction personnel had to go through extensive security checks. Yet it’s on track for a February 2010 completion.

Truly, The DeMatteis Organizations does it all. Looking forward, the company hopes to continue doing what it has done in the past—especially more difficult challenges that require the company’s extensive experience.

“The children of our current principals are following in their fathers’ footsteps as a continuation of a 90-year-old company,” says DiMeo. “They hope to continue doing everything they have done in the past at an even greater quality and speed, and at a lesser cost.”

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Congratulations to DeMatteis Construction. We are proud of our collaboration as the HVAC contractor on the Sunset Park High School. Wishing you continued success from your partners at Anron.

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