



CHRISTA
CONSTRUCTION

CHRISTA CONSTRUCTION'S EXPERIENCE AND QUALIFICATIONS

Built on a foundation of quality and service.

About Christa Construction



Christa Construction, LLC is one of New York State's premier builders and construction managers. Established in 1982, Christa has completed over \$6.5 billion worth of construction throughout New York State. We have experience in the construction of multi-family, senior and student housing, commercial offices, municipality work, medical facilities, warehouses, hotels and restaurants.

Christa Construction provides a wide range of services designed to maximize client satisfaction through quality, service, and value. We practice a robust client-centric approach with all our projects.

While incorporating LEAN Principles, we approach every aspect of the construction phase efficiently and cost-effectively. We utilize each team member's field of expertise and recognize the importance each has on the project's success. Our services include the following:

- Estimating & Pre-Construction Planning
- Compliance Reporting
- Contract Administration & Close-out Documentation
- Design Development
- Cost Estimating, Value Engineering & Project Budgeting
- Project Coordination & Scope Control
- Early Planning, Schematic Sketches & Preliminary Drawings
- On-Site Supervision
- Scheduling & Quality Control
- Coordination of Trades
- Drawing Reviews & Monthly Progress Reports



Christa Headquarters

64 Commercial Street, Suite 401

Rochester, NY 14614

(585) 924-3050



Sustainability Experience

As an environmental leader in the industry, Christa Construction is actively involved in environmental initiatives through our LEED Certified buildings. We have also successfully achieved various certification programs with Sustainable Comfort Inc. We emphasize sustainable development integrated with social equity. Our work includes:

- 256 units in LEED Certified
- 50 units in Enterprise Green Communities
- 517 units in Energy Star Homes
- 164 units in Energy Star Multifamily High Rise
- 517 units in NYSERDA Low Rise New Construction Program

Project	# of Units	Date	Utility Incentive Program	Energy Program	Green Program
Rochester View Apartments	61	2015	NYSERDA Low Rise	Energy Star Homes V3	
CDS Azalea Village Phase I	50	2015	NYSERDA Low Rise	Energy Star Homes V3	
Carriage Factory	71	2014	NYSERDA MPP		
Trolley Station Apartments	48	2016	NYSERDA Low Rise	Energy Star Homes V3	
Joseph L. Allen Apartments	50	2017	NYSERDA Low Rise	Energy Star Homes V3	Enterprise Green 2015 Communities
Upper Falls Square	150	2018		Energy Star Homes V3 & Energy Star Multifamily High Rise	
Greenport Gardens	66	2018		Energy Star Homes V3	Enterprise Green 2015 Communities
Catherine Street Housing	50	2018		Energy Star Multifamily High Rise	Enterprise Green 2015 Communities
CDS Azalea Village Phase II	96	2018		Energy Star Homes V3	LEED for Homes V4
CDS Maple Village	50	2018		Energy Star Homes V3	LEED for Homes V4
Skybird Landing Apartments	60	2020		Energy Star Homes V3	LEED for Homes V4
Eastman Reserve	187	2020		Energy Star Homes V3	Enterprise Green 2015
CDS Spring Village	50	2019		Energy Star Homes V3	LEED for Homes V4
DePaul La Rosa Villas	60	2020		Energy Star Homes V3	LEED for Homes V4
Skyview Park Apartments	157	2021		Energy Star Homes V3	



MWBE Experience

ENHANCING RELATIONSHIPS WITH MWBE

Christa Construction is committed to building a great relationship with our subcontractors. We value all of our subcontractors and focus on meeting MWBE and SDVOB compliances.

MWBE/SDVOB Outreach Program

Christa Construction is committed to involving women, and minority owned businesses on all of our projects. Examples of our outreach efforts include:

- Solicit bids from MWBE/SDVOB firms compiled from past projects and relationships within the region and neighboring regions
- Advertise through the following circulations since advertising and outreach are essential:
 - ◇ Social Media: Facebook, Instagram & LinkedIn
 - ◇ Business Journals within the region (i.e., Rochester Business Journal, Central NY Journal)
 - ◇ Local Newspapers (i.e., newspapers within the town the project is taking place and nearby towns/cities)
 - ◇ Applicable Business Exchanges (Rochester, Syracuse, and Buffalo)
 - ◇ NYS Contract Reporter Website — Ad is placed during the ITB 2-week time frame
 - ◇ E-mail sent to ESD representatives in the applicable region of NYS to circulate our flyer for MWBE and SDVOB subcontractor participation

PREVIOUS MWBE UTILIZATION



CDS Azalea Village Phase I

Achieved **28.40%** MBE Participation and **30.30%** WBE Participation



Joseph L. Allen Apartments

Achieved **22.85%** MBE Participation and **37.96%** WBE Participation



CDS Azalea Village Phase II

Achieved **38.27%** MBE Participation and **16.49%** WBE Participation



Upper Falls Square Apartments

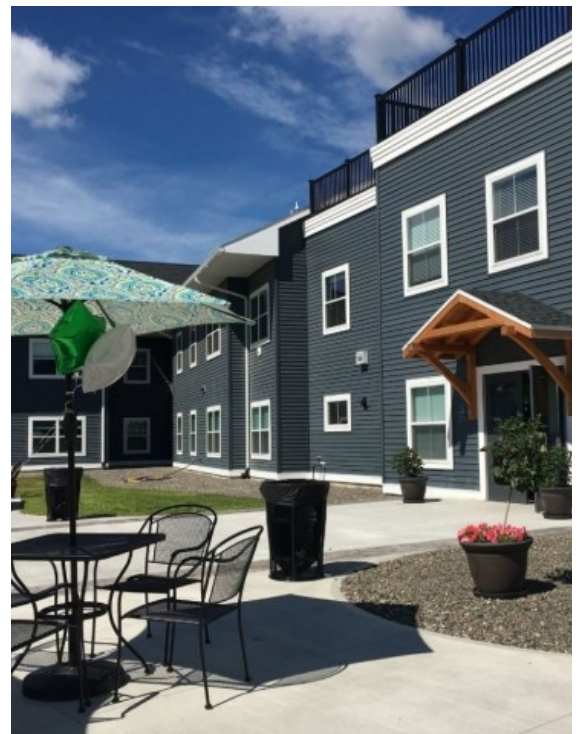
Achieved **27.48%** MBE Participation and **14.50%** WBE Participation



PEGGY RYAN WILLIAMS CENTER

PROJECT SUMMARY

The Peggy Ryan Williams Center in Ithaca College houses the admissions and administrative offices for Ithaca College. It was also designed and built to obtain the highest-level LEED Certification, Platinum. The building is Carbon Neutral (using 100% green energy).



Project Location: Ithaca, NY

Project Budget: \$18.2 Million

Services Provided: Professional Construction

Architect: HOLT Architects

Completion Date: 2009

CLIENT

Ithaca College



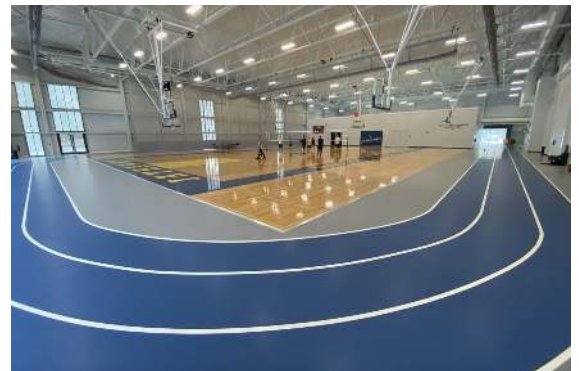
MCC—PAC CENTER ATHLETIC FACILITY

PROJECT SUMMARY

The MCC—PAC Center Athletic Facility is a single story 56,450 square foot addition to the Southeast MCC Campus. Renovations were also included for the existing 1250 square foot lobby.

The PAC center is comprised of an indoor turf field, running track, fitness center, athletic training room, team locker rooms, physical therapy rooms and pools as well as multi-purpose and office space.

At the onset of this project, Christa set out to achieve the requirements for basic LEED Certification through the US Green Building Council standards. The project team successfully met the requirements for LEED Gold Certification.



Project Location: Rochester, NY

Project Budget: \$7.2 Million

Services Provided: Professional Construction

Architect: Clough Harbour

Completion Date: 2009

Certifications: LEED Gold Certification

CLIENT

MCC

SIMILAR EXPERIENCE



PROJECT NAME & LOCATION

BINGHAMTON DOWNTOWN ACADEMIC BUILDING
Binghamton, NY

PROJECT BUDGET

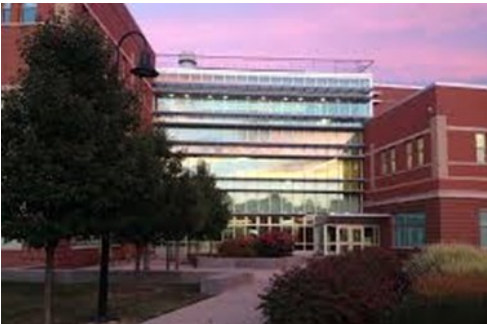
\$9.0 Million

CLIENT

Binghamton University

DATE COMPLETED

July 2007



ARCHITECT

HOLT Architects

PROJECT DESCRIPTION

The four-story, 74,000 square foot academic building offers classes and conference space for students. Phase I consisted of the build of the building's shell, while Phase II included interior cut-outs for professors' offices and graduate students' study rooms.

Christa's scope included the interior fit-out of all walls and partitions, interior finishes, interior doors and frames, flooring, casework, all plumbing, HVAC and electrical finishes.

This project, originally slated for basic LEED certification, has achieved LEED Silver Certification from the U.S. Green Building Council. Some of the project elements that assisted in the upgraded certification include daylighting via a three-story atrium, the use of certified lumber, use of local/regional materials, and a reduction of the heat island effect, and landscaping design

PROJECT NAME & LOCATION

UNIVERSITY OF ROCHESTER RUSH RHEES LIBRARY
Rochester, NY

PROJECT BUDGET

\$3.2 Million

CLIENT

Helio Health / CNY Services

DATE COMPLETED

2007

ARCHITECT

Ayers, Saint, Gross Architects

PROJECT DESCRIPTION

In order to meet the needs of a changing learning environment, the Rush Rhees Library was in need of a renovation. Phase I of the Rush Rhees Collaborative Learning Workspace project consisted of the renovation of 21,200 SF on the first floor to create the Collaborative Learning Workspace. Included was a monumental stair connection from the ground to the first floor as well as a connection from this renovated space on the first floor to circulation area on the first floor in the original library, relocation of the circulation desk, and new restrooms.





APEX APARTMENTS —382 UNITS (*IN PROGRESS*)

PROJECT SUMMARY

The APEX Apartments include the redevelopment and general construction of the former multi-building two-story apartment complex, Colony Manor, into a five-six story building apartment complex.

The apartment complex will have 305 units in Phase I and 77 units in Phase II. The variety of amenities include a fitness center, study rooms, computer labs, high-speed internet connections, outdoor courtyards/recreation areas, a pool and spa, and many more. This state of the art student housing facility will increase student life quality. The total project size is 600,000 square feet of construction on a 12-acre site.



Project Location: Henrietta, NY

Project Budget: \$92.0 Million

Services Provided: Professional Construction

Architect: Passero Associates

Start Date: August 2019

Completion Date: Phase I: May 2021, Phase II: August 2021

CLIENT

University Student Living



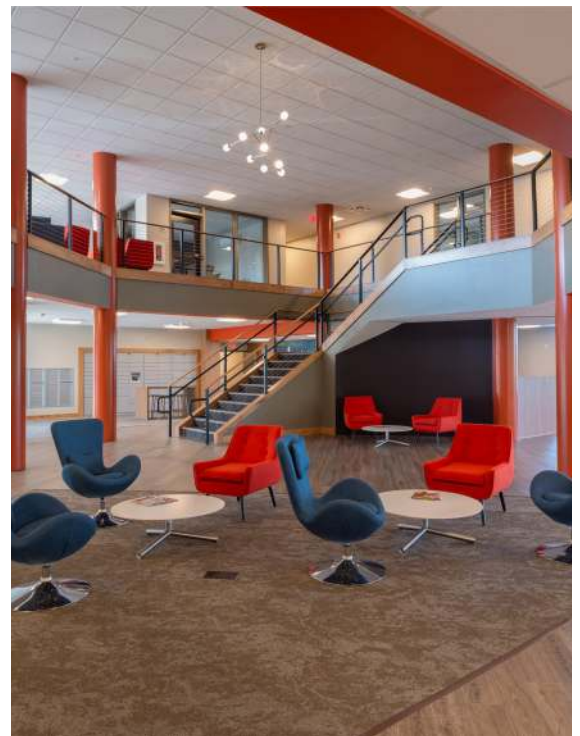
THE HILL APARTMENTS—102 UNITS

PROJECT SUMMARY

The Hill Apartments consist of the renovation of two existing apartment buildings and the construction of a new apartment building. Each building in Phase I is 43,000 square feet.

The completed renovation of two identical, four-story buildings includes 51 one-bedroom units for 102 units. Renovations include interior finishes within the apartment units and internal modifications to the common areas.

Each building in the active Phase II construction consists of a three-story, approximately 123,000 square foot apartment complex. A total of 81 units will split into one-, two-, four- and five-bedroom apartments.



Project Location: Henrietta, NY

Project Budget: \$18.9 Million

Services Provided: Professional Construction

Architect: Passero Associates

Start Date: August 2017

Completion Date: August 2019

CLIENT

4000 River Road LLC

SIMILAR EXPERIENCE



PROJECT NAME & LOCATION

College Suites at Cortland
Cortland, NY

PROJECT BUDGET

\$15.0 Million

CLIENT

United Development Corporation

DATE COMPLETED

August 2009

ARCHITECT

Smith & Associates Architects

PROJECT DESCRIPTION

This student housing project includes two wood-framed student housing buildings on a seven-acre site in Cortland, NY. As general contractor, Christa worked along with United Development Corporation.

The two wood-framed buildings comprise 89 apartment-style units made up of 4 bedroom suites with two baths and one kitchen per suite. Amenities feature free cable, internet, utilities, free workout facility on-site, lounges, game rooms, laundry facilities, 24-hour secure building, and free parking.



PROJECT NAME & LOCATION

College Suites at Brockport
Brockport, NY

PROJECT BUDGET

\$16.0 Million

CLIENT

United Development Corporation

DATE COMPLETED

August 2009

ARCHITECT

Chaintreuil Jensen Stark

PROJECT DESCRIPTION

Christa Construction was retained as General Contractor for the College Suites at Brockport project.

This new three-story, 156,000 SF wood-framed apartment complex houses approximately 400 students. This private development is situated off-campus on a 12-acre site. The furnished units include all utilities, cable television, and high-speed internet access. Common spaces include lounges, study areas, an exercise room, cafes, and game rooms.



Community Involvement & Mindfulness ---

OUR COMMITMENT TO GIVING BACK, CHRISTA CARES

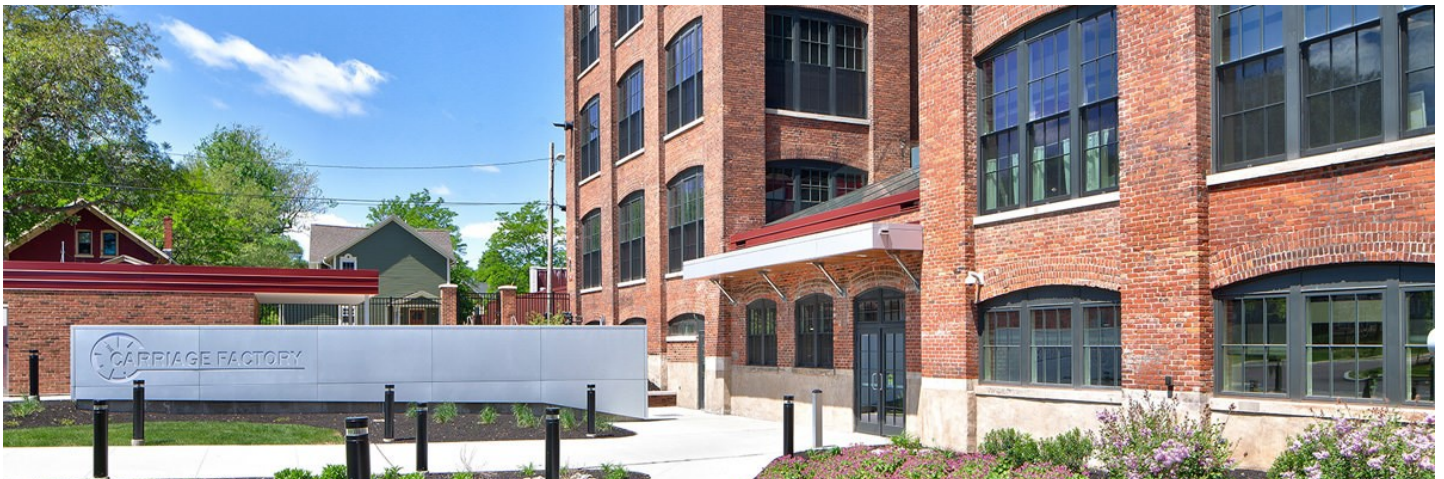
As a company, we practice strong community service and giving back. It is a part of our company culture. We emphasize community service through regular volunteering and participating in community events. We have contributed over 300 hours of our time through participation in Leader's Build Habitat for Humanity, United Way Day of Caring, Pouring for PathStone, and Pedaling for PathStone.

Each member of our leadership team at Christa Construction donates their time in community service with the Villa of Hope, PathStone Corporation, CDS Monarch, and the National Center for Missing and Exploited Children.

Although the pandemic has changed and even canceled some community service events, we still provide our time and resources through pro-bono projects. Providing renovation services to the Remember Garden in Highland Park and supporting Officer Denny Wright with renovations to his new home after his unfortunate incident on the job are just a few to mention. A new addition deck for The Isaiah House for clients and their families to enjoy was just another project that we enjoyed giving our time and resources to. As a team, we practice strong community service and giving back, as emphasized in our company's culture.

COMMUNITY RELATIONS

Communication with our client and the community is essential, especially with a project that affects local communities and neighbors. Our social media pages and website are an excellent source of information for our client and the community.





CHRISTA

C O N S T R U C T I O N

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WWW.CHRISTA.COM