



CRAFTING PROJECT HEIGHTS







PRESIDENT MESSAGE

|| **Ace Project Management** is a renowned construction project management firm, known for its expertise in providing owner's representation, comprehensive project management, meticulous budgeting, precise scheduling, and effective value optimization. Our distinguished reputation is built on our unwavering commitment to delivering projects that consistently meet stringent quality standards while also staying on schedule and within budget. We are dedicated to building lasting relationships based on trust, achieved through the provision of exceptional service.

Ace Project Management is a leading construction project management firm. We specialize in owner's representation, project management, budgeting, scheduling, and value optimization. Our hallmark is consistently delivering projects that are not only on time and within budget but also of the highest quality. We strive to foster enduring trust || through exceptional service.

"Stefan Gjoni

OVER 15 YEARS EXPERIENCE

Over the years, we've achieved many remarkable successes, from revitalizing entire communities to upgrading major electrical systems. Our expertise is evident in every project we undertake. Our Kings Village Project is a shining example of our transformative capabilities, where we've successfully revitalized five buildings and 775 apartments over five years. Similarly, our progress at Riverview Towers showcases our dedication to efficiency, timely delivery, and modern living spaces. We've also enhanced the functionality and appearance of Ocean Breeze Renovation and The Centra Condo. Our innovative solutions have saved Fordham Hill Oval \$4 million, indicating our commitment to cost savings and value engineering. Our upcoming project, the Good Tidings Gospel Chapel New York, which propels us further towards our goal of continued excellence in construction leadership.



River View Tower



The Centra



Bronx



Kings Village



Fordham Hill



Ocean Breeze



Gospel Chapel



24 Street Tenants Corp



VISION & MISSION

Our Vision is to be the leading force in construction management, transforming complex projects into lasting achievements that enhance communities, elevate living standards, and drive innovation across the industry

Our Mission is to deliver unparalleled project management services that ensure every project is completed on time, within budget, and to the highest standards of quality. We are committed to understanding our clients' needs, providing innovative solutions, and fostering transparent communication throughout the entire project lifecycle. Through our expertise, we strive to create value, maximize efficiency, and contribute to the betterment of the communities we serve.

BOARD MEMBERS



STEFAN GJONI

President

Stefan Gjoni has been in the construction management field for 12 years and has a proven track record of managing large-scale construction projects with successful results. He has managed projects ranging from high-rise condominiums to luxury cooperative buildings and has gained a reputation for his attention to detail, problem-solving abilities, and exceptional project management skills.



ENDRI BADUNI

Vice President

Endri Baduni has been in the industry for 22 years, making him an authority in construction project management. He has overseen the construction of several residential, commercial, and institutional projects, and has built a reputation for his innovative approach to problem-solving, his ability to manage complex construction projects and his exceptional leadership skills.



Our Core Services

- Project Management
- Budgeting & Cost Management
- Scheduling
- Value Engineering
- Consultant & Contractor Selection
- LEED, CHPS, and Passive House Certifications
- Post-Construction Services



MAKING PROJECTS GREAT



HOW WE WORK

Our approach involves thorough planning and due diligence to develop a clear strategy and implementation plan. Our methodical process ensures meticulous management from initial planning to final completion.

PROJECT HIGHLIGHTS



KINGS VILLAGE

The Kings Village Project (2018-2023) is a hallmark of Ace Project Management's commitment to excellence. This transformative project revitalized 5 buildings and 775 apartments, enhancing the community's living experience.

Highlights:

- Facade & Balcony Restoration across all 5 buildings
- Installation of 4 New Roofs
- Replacement of 3 Boilers with energy-efficient models
- Comprehensive Electrical Upgrades
- Renovation of 3 Lobbies & Hallways
- Rehabilitation of 9 Fire-Damaged Apartments



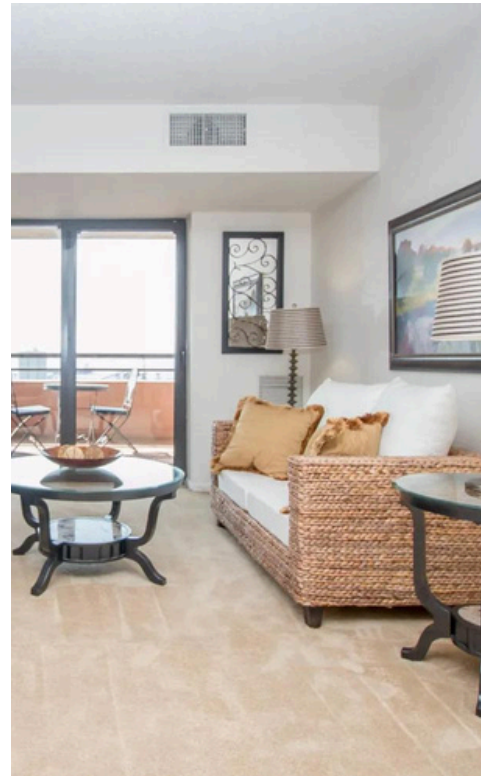


RIVERVIEW TOWERS

The Riverview Towers project in Upper Manhattan is a testament to commitment to excellence in construction management. This comprehensive overhaul is designed to modernize and enhance the living experience for residents across 392 units.

Highlights:

- Installed two 350 HP boilers for enhanced heating efficiency.
- Upgraded electrical panels in all 392 units, improving safety and functionality.
- New windows are being installed, refreshing the building's look.
- Completed the first five drops of facade repair, improving structural integrity.
- Installed advanced security and energy-efficient systems.
- Replaced drain lines throughout the entire building.

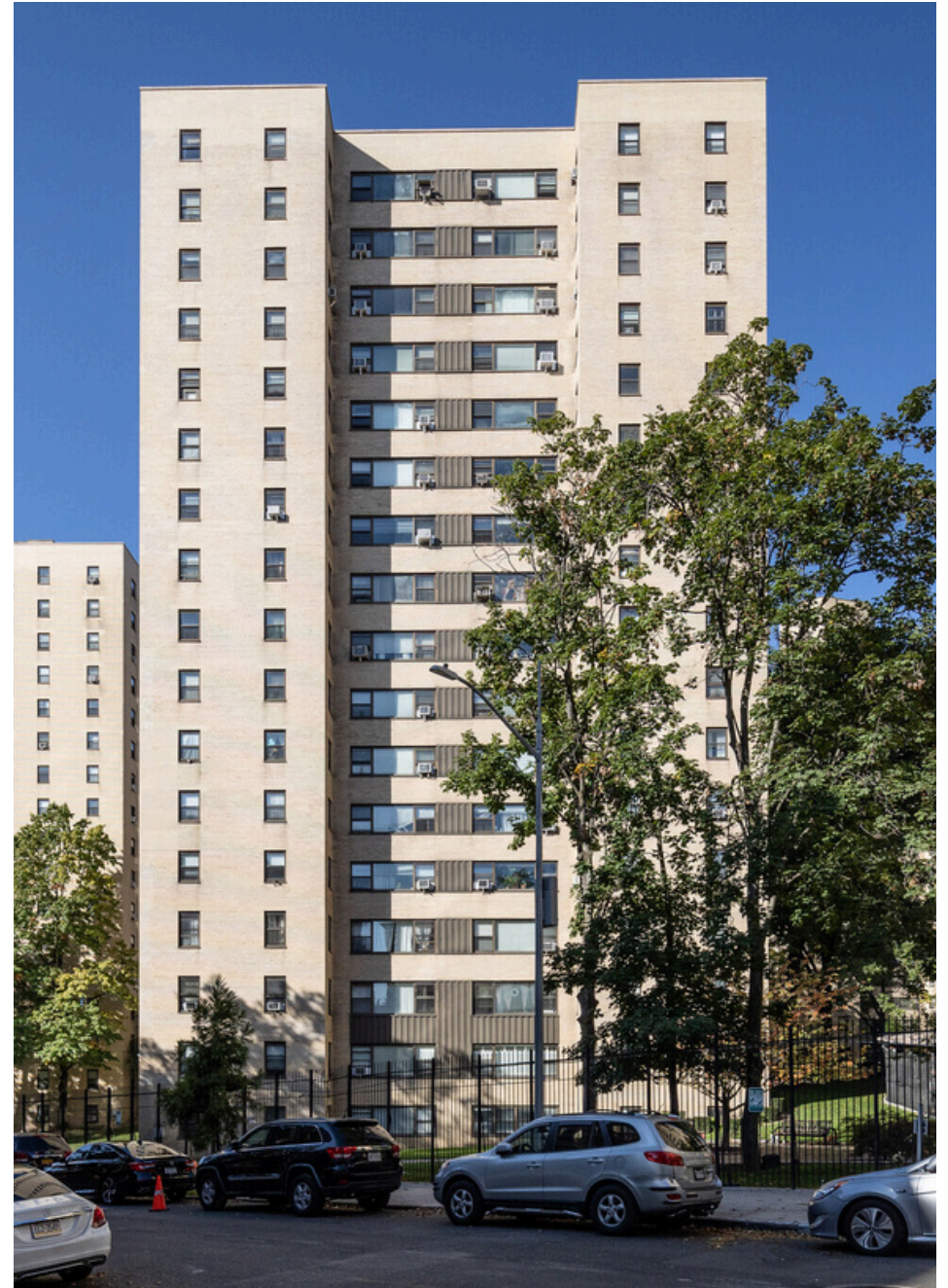


FORDHAM HILL

Fordham Hill Oval project originally faced a \$6 million budget for parapet wall replacement, we used value engineering to deliver an effective and affordable solution. By addressing water leak issues and fixing the parapet walls with only 30% of the original budget, we saved \$4 million while ensuring the same lifespan as new walls.

Highlights:

- Saved \$4M by reducing the cost of parapet wall replacement to 30% of the original budget.
- Ensured durability and resolved water leak issues.
- Completed 3 out of 9 buildings, with another 3 expected this year.
- On track for project completion by early spring.





Achievements & Awards

Red Award Ace Project Management is honored to receive the prestigious Red Award for 2023 Project Management Company of the Year. This accolade recognizes our unwavering commitment to excellence in project management, innovation, and client satisfaction. The Red Award highlights our outstanding performance and leadership in the industry, reflecting our dedication to delivering top-tier results across all projects.

TESTIMONIALS

What They Say About Us

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Ace Project Management effectively managed our capital construction projects, ensuring clear communication, budget adherence, and expert oversight. They consistently demonstrated reliability, integrity, and construction expertise, making them a valuable partner for our board.



Thomas Tsai

Board President
49 W 24th Tenant Corp

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Ace Project Management has been crucial in completing our capital projects. Their guidance and expertise have been invaluable, making the completion of our construction projects much easier. We are truly grateful for their support and dedication to our success.



Natalie Webster

Board President
Kings Village.

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Ace Project Management has been a reliable construction leader on multiple projects within our real estate portfolio, demonstrating dependability in capital construction and local law compliance projects. They consistently deliver projects on time and within budget.



Abdullah Fersen

President
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Contact Information



501 5th Ave, Suite 901, New York, NY, 10017



347-666-9400



info@acepmnyc.com



www.acepmnyc.com



**THANK
YOU**

