

QBBA BULLETIN

the newsletter of The Queens & Bronx Building Association



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Winter's End
2010

Excerpts from New York State Builders Association (NYSBA) Report

As New York State continues to find itself in the worst economic crisis since the Great Depression, the State Legislature seems intent on pushing small residential construction companies out of business. The Construction Industry "Fair Play" Act (included as a part of the Assembly Budget and part of the Senate Budget Resolution) would apply an industry-strangling definition of an independent contractor relationship specifically targeted at New York State's construction industry. The strict three part test that this legislation requires makes establishing an independent contractor relationship virtually impossible.

This 11th hour attempt by the Senate and Assembly Majority to please their labor union allies leaves small residential construction companies with little choice when working with independent contractors. The company must employ the legitimate independent contractor and all of their employees or choose to use them only on a sporadic basis. This bill essentially dictates to the builder or remodeler who they may subcontract to, and tells them if and when they shall employ (and pay taxes and insurance for).

Building trade unions (particularly the NYSBA Report, continued on page 3)

Bluestone Wins Three Legged Stool Award



Congratulations to QBBA member Eric Bluestone of The Bluestone Organization who is also a State Director of NYSBA. The New York State Builders

Association presents the Three Legged Stool Award each year to a member who "understands, makes use of, and contributes to the strength of the three distinct 'legs' of the association." This member is someone who is actively engaged at the local, state and national levels of the National Association of Home Builders.

Crane Falls on Headquarters of NYC Department of Investigation

In a most ironic fashion, on Saturday, March 27 a crane tilted and ended up leaning on a building at 80 Maiden Lane in lower Manhattan, a 25 story structure that just happens to house New York City's Department of Investigation. Its operator who held a top-level crane operating license since 2002 has had his license suspended due to the allegation that he had failed to properly secure the 250 foot high crane before leaving the site for the day. Investigators believe that the operator's failure to lower the crane's boom as far as it could go was a contributing factor but that mechanical failure might also be a part of the picture. The crane had been hoisting air conditioning equipment to the building's roof.



In a related story, a figurative boom has fallen on James F. Lomma, owner of New York Crane and Equipment Corporation, in the form of an indictment to charges of manslaughter regarding a crane collapse on East 91st Street in Manhattan in May of 2008. A crack in the turntable that caused the crane to collapse and kill the crane's operator and another construction worker is alleged to have been caused due to the replacement of the broken turntable with an inferior one made by a Chinese company. Mr. Lomma has pleaded not guilty as did another indicted, Tibor Varganyi. According to the New York Times, the most recent crane accident comes almost exactly two years after two separate accidents that killed nine people in March and May of 2008 and four days after the city's former top crane inspector, James Delayo, admitted to taking bribes to falsify crane licensing and inspections. On a more positive note, although still unacceptable, a spokesman for the city's Department of Buildings has stated that stricter safety and training rules created after the original crane failures reduced overall construction fatalities to three in 2009 from 19 in 2008.

President Makes Two Recess Appointments to National Labor Relations Board

Craig Becker and Mark Pearce have been appointed to the NLRB with some controversy. Mr. Becker is the Associate General Counsel for the Service Employees International Union. According to a blog hosted by the Air Conditioning Contractors of America (ACCA), Mr. Becker's writings and opinions "alarmed many in congress as too liberal to hold a seat on a panel that rules on labor management issues. The business community is concerned that he will steer the NLRB toward a pro-union agenda".

According to the ACCA blog, the concern is that the Board could try to enact provisions of the Employee Free Choice Act which could reduce the time needed before a union certifying election.

Calendar Of Events...

Apr. 21 QBBA Dinner Mtg. w/Leroy Comrie
Wed. 6:30 Douglaston Manor, Douglaston (718) 224-8787

May 27 QBBA Annual Golf Outing
Thurs. 10 am North Hills Country Club, Manhasset
Brunch followed by shotgun tee off at noon; cocktails and buffet dinner at 5:30

June 23 QBBA General Membership Meeting
Wed. 6:30 Marina del Ray, Bronx (718) 931-6500

Info/Reservations: e-mail june@queensbronxba.com or fax: (718) 428-3494

QBBA BULLETIN

QBBA Bulletin is the newsletter of the Queens & Bronx Building Association. For information regarding content and advertising, please contact our Executive Director, June Petrone, at our association headquarters, 16-66 Bell Boulevard, #745, Bayside, NY 11360, (718) 428-3369, fax: (718) 428-3494, e-mail: june@queensbronxbba.com. Visit www.queensbronxbba.com

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Ciampa Organization

Past Presidents, *the last decade:*

Hercules Argyriou (2007-2008) Mega Contracting Corp.; Joseph G. Ciampa (2004-2006) Ciampa Organization;
Leslie A. Lerner (2002-2003) LAL Property Management Corp.; Eric Bluestone (2000-2001) The Bluestone Organization; James Riso (1997-1999) The Briarwood Organization

News from the President

Olga Jobe
Jobe Development Corp.



Construction cranes failures are once again in the news and the latest twist involves the possibility of counterfeit parts. The New York City Department of Buildings Commissioner is on this, and hopefully that industry can weed out the bad ones before another event happens.

Our QBBA is holding its own in our less than perfect economy. Our last several dinner meetings have been informative and, as always, a great place to socialize among friends in the construction industry. Our next Dinner Meeting on Wednesday, April 21 at

Douglaston Manor features our guest speaker, Leroy Comrie, who is the Chair of the New York City Council Land Use Committee. Then, on Thursday, May 27 at the North Hills Country Club in Manhasset, LI we will be hosting our 2010 QBBA Annual Golf Outing. Come for a day of fun or just join us for a sumptuous dinner and fabulous raffle prizes!



Thanks, Lobby Day Participants

QBBA appreciates your efforts in representing us at the New York State Builders Association (NYSBA) Lobby Day in March. Pictured (l-r) Ira Litchiger, Robert Altman, Tom DeCaro, Jack Dragone, Vinny Furlong, Eric Bluestone.

Welcome New Members

Granit Construction & Roofing Corp., Frank Rama
212 54th Street, Brooklyn, NY 11220 718-832-4963

Lin & Associates Architects, P.C., Emily Lin
83-75 117th St, #7A, Kew Gardens, NY 11418
718-850-6780 emily@linarchitects.com

Neighborhood Appliances & Electronics, Rick Hellerer
112-01 Jamaica Avenue, Richmond Hill, NY 11418
718-805-7770 hellererr@aol.com

Neptune Mechanical, Inc., Nicholas Notias
29-10 120th Street, Flushing, NY 11354
718-886-5059 nick@neptunemechanical.com

Park Avenue Building & Roofing Supplies, Jim Pellegrino
2120 Atlantic Avenue, Brooklyn, NY 11205
718-403-0100 jimpell@parkavebuilding.com

Tempa General Contracting Corp., Franco Colarusso
46-25 54th Avenue, Maspeth, NY 11378
718-393-8830 franco@tempacontracting.com

Tsoromokos, Christoforatos & Papadopoulos, Nick Tsoromokos
35-01 30th Avenue, Suite 405, Astoria, NY 11103
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City Government Update

by Robert S. Altman, Esq., QBBA Legislative Consultant

One of the more important issues as the new term begins for the City's political cycle is who chairs which committees at the City Council.

The City Council is undoubtedly more liberal than it previously was, and that is saying something. This is evidenced by the recent rejection of the acquisition of the Kingsbridge Armory by Related Properties because of the failure to include a living wage provision. And that was with the old Council. There are a few more Republicans in this Council, but sometimes the Republicans are just as problematic as the more liberal Democrats.

Much has been made of this being the first Council where the majority of the members come from minority groups. Frankly, this will have little bearing on how the Council acts because in the past some of the minority members have been more conservative than their counterparts. What has more of an impact is the fact that many of the new Council members were endorsed and assisted by the Working Families Party (WFP), which is really a party led by the various New York City labor unions. So it will be interesting to see what level of independence these members have. However, the WFP has its own issues as it has come under investigation from multiple sources for giving inappropriate assistance and trying to skirt campaign finance limits.

Despite all of this, the chairs of the various Council Committees are headed by pragmatists. Leroy Comrie now heads up the Land Use Committee and he has always been pragmatic although very mindful of community needs. Dominic Recchia now chairs the Finance Committee. He too is a pragmatist and close to Mayor Bloomberg. James Gennaro remains Chair of the Environmental Protection Committee and he has always sought to balance matters, and Tom White also remains as Chair of Economic Development, although that committee has limited authority.

Erik Martin Dilan, who has always listened to our concerns, remains the Chair of the all important Housing & Buildings Committee, through which much of the legislation that concerns us passes. If you have issues with the Fire Department (and sometimes we do), then Elizabeth Crowley from Queens, sister of the Democratic County Chairman, is the committee Chair.

On other committees of some importance, James Vacco heads up the Transportation Committee, replacing John Liu. Vacca has not necessarily been friendly to the industry, which is obviously not required. However, some members have complained that he is not fair, misinterpreting various issues for his own political benefit. It will be interesting to see how he uses the committee. Gale Brewer heads up Government Operations. Although from the upper West Side, I have known Gale since 1986 and while she is typical of an upper West Side liberal, she will always listen and is as honest as can be. If she agrees with you, she will tell you and if she disagrees with you, the same. She will not string you along.

The Land Use Subcommittees are an interesting bunch. Zoning and Franchises went to freshman Mark Weprin, a vast upgrade from Tony Avella. Landmarks and Public Siting went to Brad Lander, who was previously at the Pratt Institute where he



was a thorn in our side with reports that were just not realistic. Planning, Dispositions and Concessions is with Stephen Levin, who I understand is realistic, although I am not familiar with him.

Overall, despite a more liberal Council, the Committee Chairs are a bit more pragmatic than the past lot, so it will be interesting to see if there is a pull from the members to be more liberal than the Committee Chairs want to be.

NYSBA Report, continued from page 1

carpenters) in other states have already begun to use this law as a weapon against private sector construction industry's general contractors and builders. Even when a targeted builder is found innocent, they incur an estimated \$15,000 in auditing fees defending themselves in unwarranted investigations.

This legislation presents serious problems for many construction companies that rely upon independent contractors to meet business needs. Independent contractors provide construction companies with flexibility and cost savings. Being an independent contractor also provides an individual with the flexibility to choose their own work schedule and grow their own business. Also, because they are usually engaged on a short term or project basis, independent contractors permit many construction companies to react to fast changing marketplace demands.

Most importantly, independent contractors allow the consumer the opportunity to benefit from a reasonably priced quality product.

"Unfortunately, this legislation will lead many companies to make some difficult choices about whether they can remain businesses", stated NYSBA Executive Vice President Philip LaRocque. "NYSBA strongly believes that New York State should not use the need to generate revenue or make New York a union-only state as a reason to reclassify who is an independent contractor.



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QBBA MEMBERSHIP MEETINGS



Robert LiMandri

Your QBBA has been quite active this season. In January we once again hosted Robert LiMandri, Commissioner of New York City's Building Department at Douglaston Manor. Mr. LiMandri last spoke to us as Acting Commissioner back in Spring of 2008. In February our guest speaker at Sea Shore Restaurant was Bronx Borough President Ruben Diaz, Jr., while in March we sent a group to Albany to represent us at NYSBA's annual Lobby Day (see page 2). Also in March, an enjoyable evening was spent socializing and networking at Cue Bar in Bayside. We hope to see you April 21st at Douglaston Manor. Our guest is Leroy Comrie, Chair, NYC Council Land Use Committee.



(left) Ruben Diaz, Jr.



Ver-Tech Elevator Co. Scores Major Maintenance Contract

QBBA member Ver-Tech Elevator Co. is now performing maintenance at Co-Op City as of January 1, 2010. The 180 elevator complex is a New York City housing cooperative located in the Northeast Bronx, with 15,372 residential units in 35 high-rise buildings and 7 townhouse clusters. Co-Op City is the largest cooperative housing development in the world. There are approximately 50,000 residents and their guests who use the vertical transportation daily.

After winning the lowest responsible bid and then a vote by the Co-Op Board during its general meeting in October, the



William Krapf, Vice President;
Donald Gelestino, President of
Ver-Tech Elevator Co.

final part of the process was the approval by New York State Division of Housing and Community Renewal which came in mid-November. Mr. Gelestino states, "We are excited to be partnering with Riverbay and honored to have the outstanding opportunity to work for a group with such integrity. We are also very thankful to our staff for rising to the occasion and bringing this accomplishment to fruition". Ver-Tech Elevator's base operations are predominantly in the New York City 5-borough area as well as the Long Island and Westchester region.



Contact June at 718-428-3369
june@queensbronx.com

2010 QBBA Annual Golf Outing

Thursday, May 27 • Rain or Shine
10 am Registration followed by brunch
12 pm Shotgun Tee Off begins
5:30 pm Cocktail Reception and Dinner

Tiger's back and so are we! Always an enjoyable day and evening, don't miss this terrific event. Golf trophies include Low Gross, Low Net, Male/Female Closest to the Pin, Male/Female Longest Drive, Most Honest Golfer.



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Contractor's Claim Dismissed for Failure to Strictly Follow AIA Contract Terms and Refer Claims to Architect

By Albert S. Tablante, Jr. Esq.
Alvy & Tablante, LLP - Legal Counsel for QBBA



A recent case illustrated the dire consequences of a contractor's failure to read and strictly follow the terms and conditions of its American Institute of Architects ("AIA") contract with the owner. The case involved a foreclosure of mechanic's lien and breach of contract claims involving substantial amounts due for contract work and extra work and materials. The owner sought to dismiss the claims on various technical grounds.

First, the owner asserted that the plaintiff, contractor, was not the contractor that signed the contract. The contractor maintained that it was an assignee of the construction contract, and that it had the right to sue for the monies due under the contract. The court held that the owner had recognized the assignee and that the contractor had a right to assign. The owner raised the anti-assignment clause in the contract, but the court held that the assignment of rights to payment does not render void such assignments. So the owner was not successful in maintaining that the contractor assignee had no standing.

The owner, however, also moved to dismiss on other grounds, namely two conditions found in the standard form AIA contract, 1997 Edition A 101 / 202. The contract provided that claims shall be referred initially to the architect for decision, and such initial decision shall be a condition precedent to mediation, arbitration, or litigation. The contract further provided that any claims arising out of the contract shall be subject to mediation as a condition precedent to arbitration or the institution of legal proceedings.

The contractor maintained that its lien foreclosure action should not be dismissed on said grounds, and that the owner waived its rights to rely upon said conditions. For instance, it maintained that the owner's defense of the action and participation in the lawsuit was an effective waiver of the conditions precedent. However, as the owner pointed out, it did assert as affirmative defenses in the lawsuit the failure of the contractor to adhere to the conditions precedent. Therefore, the court held that the owner did not waive its right to move for dismissal on these grounds.

What did the contractor do wrong? It failed either to read the AIA contract or to follow its terms. The contract required that the contractor refer its claims under the contract to the architect first, and the contractor never asserted that it had referred such claims to the architect. The court holds that this was a fatal error and dismisses the lawsuit for failure to refer the claims to the architect and to proceed

to mediation and arbitration. Because of this failure, the contractor lost its two million dollars in claims and extra work.

In this case, the merits of the claim for contract balance and extra work are never reached, that is, it is never decided whether or not the contractor is even entitled to the monies it claims. Before addressing this issue, the court states that the contractor failed to follow the mandatory rules set forth in the contract. It may be that the contractor was really entitled to payment for its claims, but this we will never really know. The lesson to be learned is: read and be familiar with the contract, particularly the ubiquitous AIA contract and then follow its provisions. The direction to refer claims to the architect is a serious one and should never be ignored.

New EPA Lead Paint Rule in Effect April 22

Although lead paint procedures have been high profile in New York City for many years, dramatic changes nationwide by the Environmental Protection Agency (EPA) are causing major concerns to those in the construction trades from coast to coast. This also affects suburbia and virtually every trade within the remodeling industry (contractors, window and siding installers, roofers, plumbers, electricians, HVAC, etc.). If an interior space larger than six square feet or an exterior space larger than twenty square feet in a home built in 1978 or earlier (a home that is assumed to contain lead paint) is disturbed, the new rules mandate an eight hour EPA certification for a worker, EPA certification of your company, plastic lined containment areas, use of respirators and HEPA vacs, etc. Visit www.nari-ny.org for details.



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2009 QBBA Annual Building Awards

Residential – 1, 2, or 3 Family



Vernon Jackson Condominium



*Vernon Jackson Condominium
Owner: Vernon Jackson Development
Builder: Times Square
Construction & Development
Architect: Studio V Architecture*



The Sequoia



*The Sequoia
Owner: Michael Paras
Builder: Orion Development Inc.
Architect: Raymond Chan Architect, PC*



The Solara



*The Solara
Owner: Grant/Briarwood, LLC
Builder: L. Riso & Sons Co. Inc.
Architect: Danois Architects, PC*

**Residential
1, 2, or 3 Family, continued**



George T. Douris Tower



*George T. Douris Tower
Owner: HANAC Inc.
Builder: Mega Contracting, Inc.
Architect: SLCE Architects*



Ohm Building



Anderson Avenue Rental Apartment Building

*Anderson Avenue Rental Apartment Building
Owner: Cliffside Properties, LLC
Builder: ZHL Group, Inc.
Architect: SLCE Architects*



*Ohm Building
Owner: DD 11th Avenue, LLC
Builder: Levine Builders
Architect: The Stephen B. Jacobs Group*

Residential – 1, 2, or 3 Family, continued

Ellington-on-the-Park
Owner: 200 Bradhurst Developers, LLC
Builder: West Manor Construction
Architect: MAP Architects



Ellington-on-the-Park

West Lake Tower Condominium
Owner: Grand New York Construction, Inc.
Builder: Grand New York Construction, Inc.
Architect: Lin & Associates Architects, PC



West Lake Tower Condominium



Bergen Dean

Bergen Dean
Owner: CPC Resources
Builder: West Manor Construction Corp.
Architect: RKT&B



**Residential
1, 2, or 3 Family, continued**



*Alameda Residence
Owner: Jonathan Bijari
Builder: Jonathan Bijari/
New Heights Development, LLC
Architect: Arnold S. Montag,
AM/PM Design Consulting*



Alameda Residence



*Waterbury Estates
Owner: Ciampa Organization
Builder: Ciampa Organization
Architect: Mario R. Vergara Architect, PC*



Alameda Residence

Green Efficient Building



*The Eltona
Owner: Blue Sea Development Company
Builder: Blue Sea Construction Company
Architect: Danois Architects
Engineer: William Atlas Engineers*



The Eltona

Rehabilitations, Alterations & Additions (Exterior or Interior)



*Dyker Beach Club House
Owner: American Golf Corp.
Builder: Wenger Construction Co., Inc.
Architect: Page Ayres Cowley Architects*

Dyker Beach Club House



*Highbridge Community Life Center
Owner: Highbridge Community Life Center
Builder: Quedan Construction
Architect: Graf & Lewent Architects LLP
Project Management: DBI Construction
Consultants*



*Astoria Park Residence
Owner: Diane Mancino
Builder: Casa Bella Contracting
Architect: Laura Heim Architect PLLC*

Highbridge Community Life Center



Astoria Park Residence

Rehabilitations, Alterations & Additions (Exterior or Interior), continued



Ciampa Office Building

*Astoria Ciampa Office Building
Owner: Ciampa Organization
Builder: Ciampa Organization
Architect: Fakler, Eliason & Porcelli, AIA*



*S. Solgyman Building
Owner: Dr. Shahab Solgyman
Builder: Yong Sik Choe/
DAHA Construction Corp.
Architect: John Carusone, AIA*

S. Solgyman Building

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Rehabilitations, Alterations & Additions (Exterior or Interior), continued



*Dr. Blum's Medical Center
Owner: Dr. Larry Blum
Builder: Mizzi and Brancaccio
Architect: William Gati, AIA*



Dr. Blum's Medical Center



*FSA Plaza
Owner: FSA Main Street, LLC
Builder: Sun Sun Construction
Architect:
Lin & Associates Architects, PC*



*Carlos and Gabby's
Lessee: Adam Kay
Builder: Deli Designs Inc.
Architect:*

Sandi Lipshitz Hacohen, AIA, Leds AP



Carlos and Gabby's



FSA Plaza

Commercial (Stores, Hotels, Restaurants, Banks)



*159-16 Union Turnpike
Owner: Jerry Cohen
Builder: Ocean Management Corp.
Architect: Gerald J. Caliendo, RA, PC*

159-16 Union Turnpike



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*35-16 Bell Boulevard
Owner: Alexis & George Panteris
Builder: Joanne's Construction Co.
Architect: Gino O. Longo, RA*



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Architect: Raymond Chan Architect, PC*

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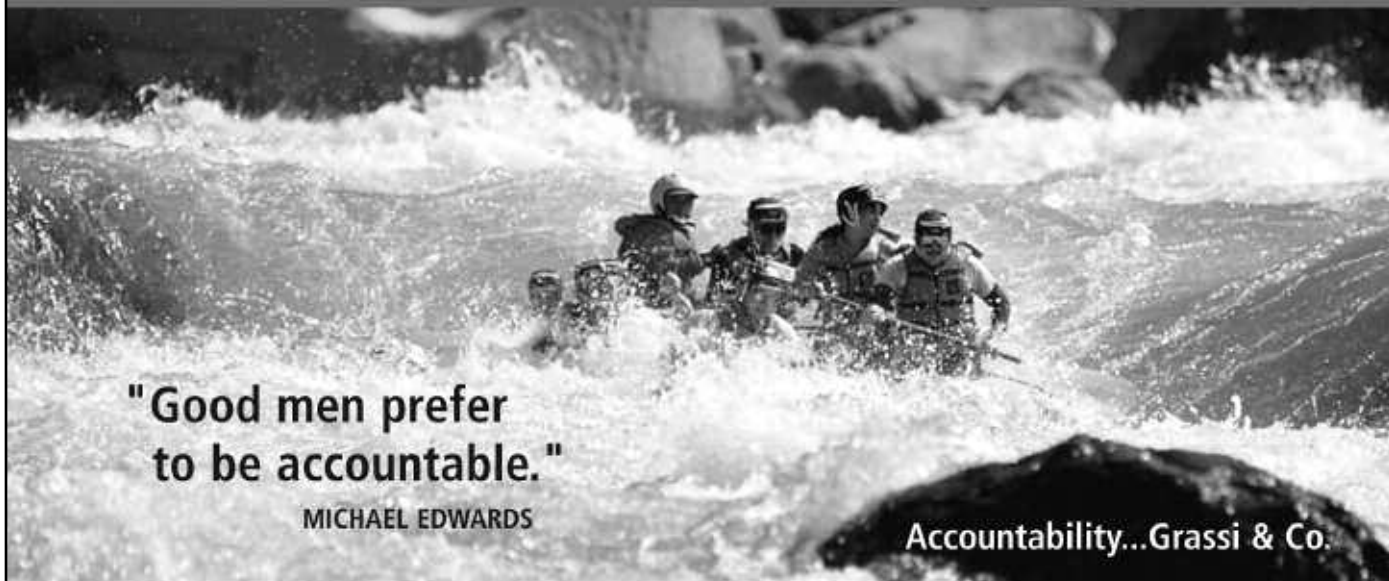
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Builder, Developer, Broker James C. Gherardi, Sr. at Age 76

Real estate and building was more than a way of life for James C. Gherardi, Sr., it was in his blood. Mr. Gherardi passed away of a heart attack at age 76 while he was at his office on March 4th.

The Gherardi family first came to the United States from Italy in 1901, and eventually settled in Corona, Queens in 1907. Mr. Gherardi was born in 1933 in his parents' home in Corona. His father, S. Charles Gherardi, was the first member of the Gherardi family to go into the real estate profession when he became a licensed Broker in 1928. As a teenager, James would work with his uncles and cousins remodeling houses his father and brothers would buy and re-sell.

Gherardi obtained his real estate salesman's license at age 18 and worked for his father to earn money to pay for college at Columbia University. Upon graduation in 1955, he entered Officers Candidate School. Mr. Gherardi was commissioned as an Ensign in the US Navy and graduated from the Navy's Diver Training School. He chose to be assigned to the USS Escape, a salvage and recovery ship stationed in San Juan, Puerto Rico from 1956 to 1959. One of the many assignments he oversaw as the ship's executive officer was the recovery of the early space rocket launches that contained the "Space Monkeys".

Gherardi left active duty, as a Lieutenant J.G. in mid-1959 and moved back to Corona with his wife Gladys (who he married in 1956) and their two year old son, James, Jr. In 1959 he went into the building business with his father, forming S. Charles Gherardi & Sons, Inc.; a company that would soon include for a few years his younger brother Charles. The growing family business would remain in the same Flushing location from 1960 to 1994. In addition to the business, Gherardi's own family would grow with the addition of four more sons, Joseph, Michael, Thomas, and Charles, all born from 1957 to 1963. From 1959 to 1970, Mr. Gherardi was very busy building single and two family houses, various churches, and small commercial buildings, all in northern Queens and Brooklyn. It was during this time period that he obtained his real estate broker's license (1960), and he was later appointed to the New York State Real Estate Advisory Board for many years. In 1966, James Gherardi, Sr. helped create with several other Queens builder families the Queens County Builders & Contractors Association (QCBCA) of which he was its second President in 1967. It was years later that he very proudly swore in two of his sons as QCBCA Presidents, James Jr. (1992) and Joseph (1987).

The 1970s was a decade that saw the business expand in new directions. Mr. Gherardi advanced beyond general contracting construction for others into building for himself and his partners on Long Island. In the early 1970s, he built, owned, and rented out Rocky Point Garden Apartments (182 units) and the Middle Island Garden Apartments (143 units), both in Brookhaven Town. In the mid-1970s, Mr. Gherardi became owner of an existing 50 family apartment house in Garden City. He became the very first developer to successfully file a condominium conversion offering plan in Nassau County. It was during this time, as an active Long Island builder, that Gherardi became a member of the Long Island Homebuilders Association, now known as the Long Island Builders Institute.

As the 1970s was coming to an end, Gherardi took the then 52 year old family business in a new, expanded direction. 1979-1980 would see the very first successful filing of a cooperative conversion, in Suffolk County, changing his previously built Rocky Point Garden

Apartments into co-ops. The following year, Gherardi did another successful co-op conversion and sale of his Middle Island Garden Apartments project. At the end of 1981, and over the next five years, four of James' sons entered into the building business with the fifth

and youngest working as a marketing consultant as well. With the third generation firmly entrenched in the family's real estate and construction business, the company was taken to new heights and accomplishments.

From 1981 to 1992, Gherardi, his four sons, and their team oversaw the new construction and sales of 5 co-op and condominium projects in Queens and Brooklyn. Watersview at Verrazano Co-op (241 units) and Hamilton House Co-op (106 units) were both built in Bay Ridge, Brooklyn from 1981 to 1986. Barclay Plaza Co-op (48 units) was built in Flushing, Queens in 1985. Seaview Estates Condominium (223 units) was built on the waterfront in Canarsie, Brooklyn in 1988 through 1991, and earned the QCBCA first place award for multi-family complex.

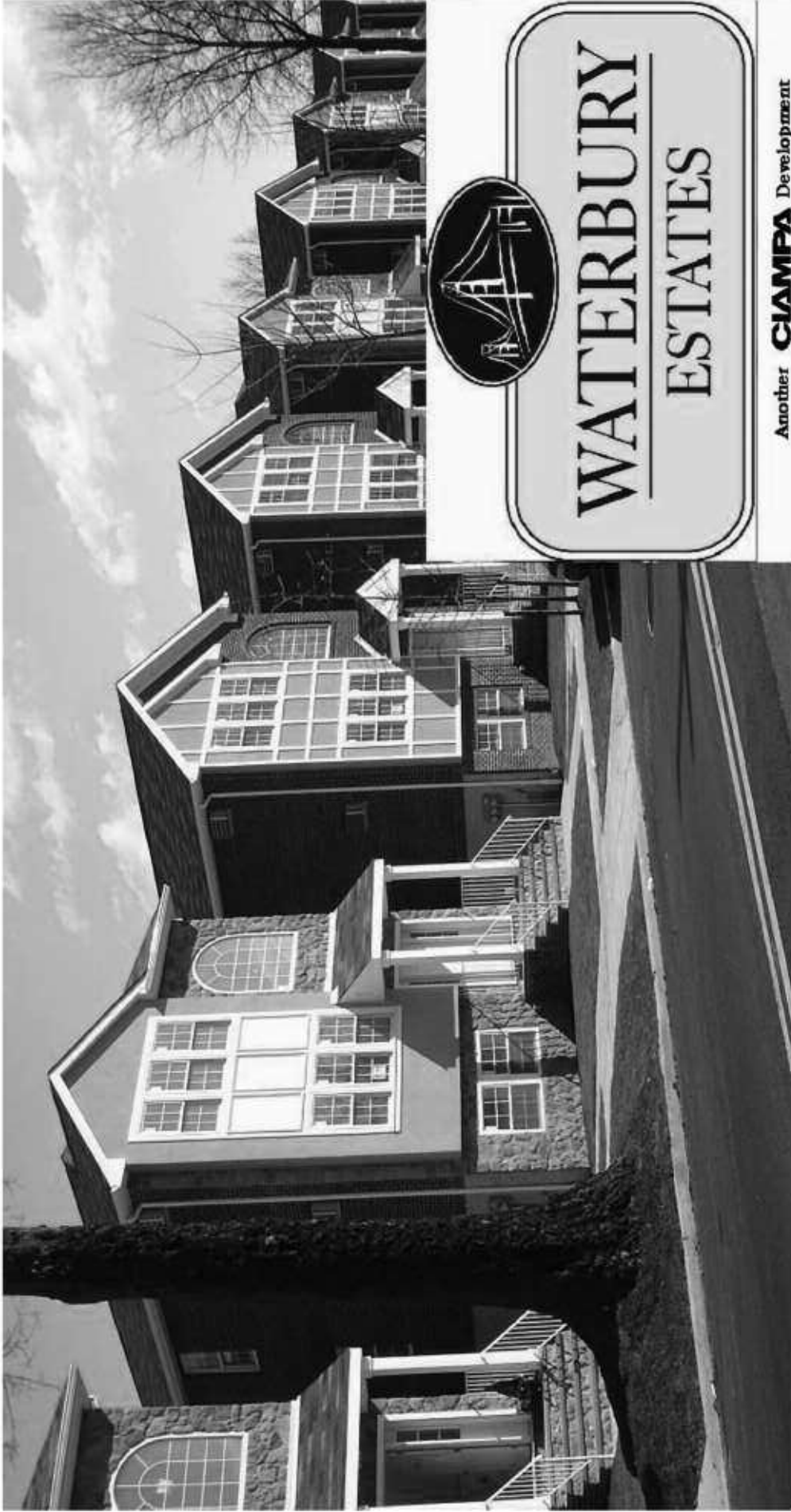
It was the last project of Gherardi's construction career that was his crowning achievement, Shore Towers Condominium. He was 50% owner, and oversaw all the construction and sales of the 415 unit, 23 story reinforced concrete hi-rise that is on the East River, 3 blocks south of the Triboro Bridge in Astoria, Queens. This full service building includes an indoor pool, tennis court, 3,000 sq. ft. health club, a waterfront promenade, shuttle bus, and a 500 car underground garage. The hi-rise is 330 ft. long and is 350,000 sq. ft., with another 150,000 sq. ft in the garage. The project was finished three months ahead of schedule and slightly under budget. This once in a lifetime project was honored with several awards. In 1990, the QCBCA gave it their first place award for a multi-family, and the Queens Chamber of Commerce gave it their first place award for new hi-rise. The awards continued in 1991 with the Association of Builders and Owners of New York (Manhattan) giving their first place award for new hi-rise complex, and the QCBCA honored Shore Towers once again as its 25th Anniversary recipient of the Best Building in Queens County. Gherardi was most pleased with the construction of this landmark building and all the fine work that his sons and team of professionals put into its successful completion.

The slowdown of the US Economy, with the construction and real estate industries in tow, saw the hi-rise to be the last project that the Gherardi family would ever undertake. Over the next several years, each son would venture out into their own business, but Gherardi would remain a trusted advisor and guiding light in all their endeavors.

Over the past 12 years, Gherardi returned to his roots in real estate and handled property management of his and others' real estate, as well as recently brokering the sale of two sizable parcels of vacant land to the State of New York in Eastern Suffolk.

In addition to his wife of 53+ years, and his 5 sons, Gherardi is also survived by 8 grandchildren. If any one thing can be said of Gherardi, he gave of his time wholeheartedly to his family and friends, his own business and to the real estate and construction industries.





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