



**S.T. RUD
CONSTRUCTION CORPORATION**



GENERATIONS OF BUILDERS BUILDING FOR GENERATIONS

AN AFFILIATE OF THE DURST ORGANIZATION





(Standing from left)
Alexander Durst, Principal and Chief Development Officer
Kristoffer Durst, Principal and Chief Information Officer
David Neil, Principal
Helena Durst, Principal
Mark Domino, Director of Digital Media
Nick Durst, Enterprise Associate
Lucas Durst, Financial Associate

(Seated from left)
Jonathan (Jody) Durst, President
Douglas Durst, Chairman of the Board

THE DURST ORGANIZATION

For over 100 years, The Durst Organization has been a family-run business founded on the principles of innovation, integrity, community, and sustainability.

We build, own, and operate many of the world's most innovative and efficient buildings. We create value for our tenants by developing sustainable residential and commercial properties in which people live, work, and thrive.

Our premier office towers and luxury residential buildings set new standards in environmental responsibility and user efficiency. Our long-term relationships are essential to our success and have made us generations of builders, building for generations.

S.T. RUD CONSTRUCTION CORPORATION

S.T. Rud is the construction management arm of The Durst Organization. Commercial tenants can maximize our in-house expertise by contracting directly with S.T. Rud to manage their construction projects, start to finish, from full-floor buildouts to office alterations.



LEADERS IN CONSTRUCTION PROJECTS

S.T. Rud has successfully completed hundreds of construction projects and built out millions of rentable square feet of space for our tenants.

Our S.T. Rud cross-disciplinary team of expert architects, engineers, and project managers possess in-depth knowledge of all aspects of the buildings in our portfolio. This expertise translates to cost and time savings for our tenants.

Each project is staffed by a construction team that works together throughout the life of the project. This continuity ensures the project is tracking to plan, from start to finish.

Unlike traditional construction management where a contractor is chosen after the design phase has been completed by an architect or engineer, S.T. Rud begins reviewing drawings in the schematic design phase of work. Our approach provides for seamless integration with base building conditions and ensures that each project is built to meet The Durst Organization's stringent sustainability and quality standards.

When contract documents are completed,

S.T. Rud advises the client throughout the RFP and bid review process and makes recommendations based on our extensive experience with similar projects within our portfolio.

S.T. Rud works with top-rated, vetted architects, engineers, specialty consultants, contractors, and subcontractors who have successfully completed tenant buildouts in our portfolio. These firms understand that the construction standards required by The Durst Organization are the best in the business.

Our project teams meet weekly to review the schedule and budget. Any outstanding items are discussed and resolved. Meeting minutes are prepared and distributed to the project team and tenant representatives so that all stakeholders are kept current on a project's progress.

An S.T. Rud team member is in the field daily, managing the project so it is completed on time and within budget, and is built according to building codes, plans, and specifications.

Upon substantial completion, S.T. Rud creates a project punch list and prepares and submits a project close-out package with all relevant sign-offs and documents.

At final completion of the project, S.T. Rud turns over the premises move-in ready, and ensures a well-integrated transition from the construction department to the operations department.



1155 Avenue of the Americas

TENANT BENEFITS

- Expert team coordination to facilitate tenant work and ensure high-caliber project work
- In-depth knowledge of all base building conditions for seamless integration
- Construction project management continuity from lease execution to move-in
- Adherence to sustainable construction standards designed to promote tenant wellness and productivity contributes to LEED v4 certification



One Bryant Park

COMMITMENT TO SUSTAINABILITY

In 1915, Joseph and Rose Durst founded their real estate business on one simple idea: “Leave each place better than you found it.” This philosophy has driven The Durst Organization to develop and build pioneering offices and residences for five generations.

The entire commercial and residential portfolio is managed sustainably. The Durst Organization has built millions of square feet of ground-up green buildings.

With everything from green roofs, to beehives, to organic composting, to a 4.6 megawatt cogeneration plant, sustainable practices are integral to every project the Durst family undertakes.

Building and operating sustainably has many benefits, including better indoor air quality and improved thermal comfort. Studies have shown that working in a green building increases employee productivity and reduces absenteeism.

S.T. Rud implements best practices for sustainable construction throughout each project. Our quality oversight and waste management efforts are aligned with, and at times exceed, LEED v4 standards.

LEED certification is a reflection that a workspace is comfortable and healthy. If a tenant wishes to pursue LEED v4 certification, then partnering with S.T. Rud advances that process significantly in terms of LEED points garnered through their best practices.

The Durst Organization’s standard sustainable construction practices include:

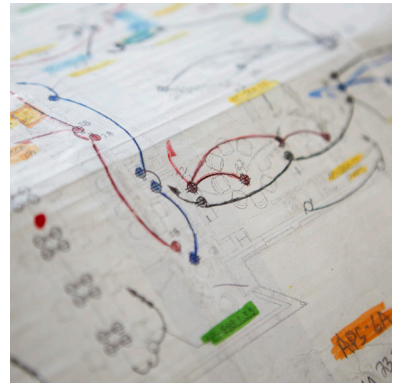
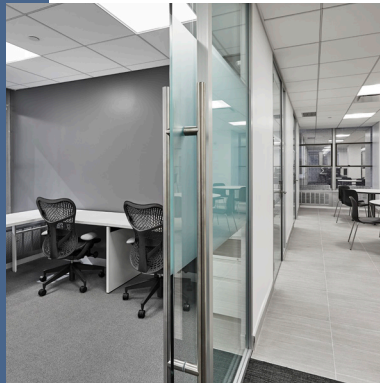
- Executing a demolition and construction waste management plan to divert a minimum of 90% non-hazardous construction waste from landfill. At the start of construction, existing ceiling tiles, carpet, discarded lamps, and electronic ballast in light fixtures are recycled.
- Executing an indoor air quality (IAQ) plan to reduce indoor air quality problems resulting from construction to protect the health and well-being of construction workers and building occupants during and after construction. The IAQ prevents potential health problems by reducing airborne contaminants and increases productivity of occupants through thermal comfort and proper ventilation.
- Ensuring appropriate specification and use of The Durst Organization’s “Best in Class” products in accordance with our sustainable construction standards.



151 W 42nd Street

SELECT CLIENT LIST

Axin, Veltrop & Harkrider
BAE Security
Big East Conference
Binder & Schwartz
City University of New York
CLSA Americas
Cohen & Company
Francisco Partners
Fross Zelnick
Health Management Associates
IFM
Lasher Group
L.E.K. Consulting
LGT Capital Partners
New Visions for Public Schools
NEX Group
Olympus Theatricals
Permanent Mission of Belize to the
United Nations
Petrilo, Klein & Boxer
Principal Financial Services
Well& by Durst at One Five One
Well& by Durst at One World Trade Center
Scandinavian Tourist Board
SOCOTEC
SS&C Technologies
TikTok
Toyota Tsusho America
United Way
Varagon
VOLT Information Sciences
Washington Square Partners



Partner with S.T. Rud
for your next construction
project



NEX GROUP BUILDOUT

ONE FIVE ONE WEST 42ND STREET



NEX GROUP BUILDOUT

ONE FIVE ONE WEST 42ND STREET

