



EXPERTS IN CONSTRUCTION MANAGEMENT AND GENERAL CONTRACTING



2024 PROPOSAL

Agallas Equities |
JV Construction & Consulting.

LAWRENCE REDEVELOPMENT

Agallas Equities

JV Construction & Consulting

DEVELOPMENT PARTNERS



2024



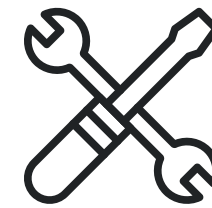
SERVICES OFFERED



General
Contracting



Design-Build
Services



Construction
Management



Pre & Post
Construction Services



Civil Engineering



Commercial
Construction



Project
Management
Services



Consulting and
Advisory Services

EXPERTS IN CONSTRUCTION MANAGEMENT AND GENERAL CONTRACTING



PORTFOLIO

JV Construction & Consulting.

JOINT PROJECTS

170 Delancey Place, Bronx, NY, 10462



(718) 790-1882



jvconstructllc.net



**JOVANA
VILLANUEVA**

President and CEO



JV Construction & Consulting.

JV Construction & Consulting was established in 2017 by Jovana Villanueva. Ms. Villanueva started her career in construction in 2001 as an Administrative Assistant and quickly rose through the ranks in every department. Ms. Villanueva has experience in pre-construction, estimating, expediting, Assistant Super, Assistant Project Management, Project Management, and Senior Project Management.

Ms. Villanueva excelled in every task. Ms. Villanueva has been the direct Construction Project Manager of more than \$130 million of real estate in NYC. Ms. Villanueva has worked on projects in affordable housing, mixed-income, market rate, private sector, hospitality, and high end residential.

JV Construction has since expanded to a to large team of individuals that consider each other family. Working together, JV Construction & Consulting LLC has successfully completed multiple projects across all sectors, both small and large scale. The same time and dedication awarded to major projects is given to all others, no matter the size.

JV Construction & Consulting prides itself in being one of the most diverse companies in the business. Lead by a proud Latina woman, JV's employees all hail from different countries and backgrounds. With both industry veterans with years of experience and recent college graduates with fresh ideas, everyone at JV Construction & Consulting has something unique to bring to the table. JV Construction & Consulting LLC has countless good-standing connections in the industry with leading vendors, sub-contractors, general contractors, real estate developers, city agencies, and most importantly - communities.

JV Project's
February 2019 –
August 2021



Challenge Preparatory Charter School
15-20 Central Avenue, Far Rockaway, NY
Educational, Gut-renovation Construction
75,440 SF

Previously a commercial structure, Work for this project consisted of complete gut renovation and merging of two (2) existing commercial buildings. The project included the creation of separate gymnasium building, two cellar cafeteria, and the formation of administrative offices, classrooms, and conference rooms.



Legacy Charter School
808 Cauldwell Avenue, Bronx, NY
Educational, New Building Construction
54,037 SF

New educational building structure with a diverse program specializing in abundant classroom spaces and athletic areas. Outdoor areas crafted by strategic construction methods. Available construction space is utilized to its full advantage. Building is to sit in harmony with adjacent structures.



South Bronx Community Charter High School
1110 Washington Avenue, Bronx, NY
Educational, New Building Construction
54,000 SF

A new building structure with educational programming, work consist of typical construction methods with an atypical narrow and tall armature to keep up with. The building includes academic classroom, core rooms, science, technology, music and art rooms, a 500 people MPR/Cafeteria/Auditorium and a 200-people gymnasium at the top floor.



Creston Parkview Terrace: 12 Story, 181 Affordable

- Prepared contracts, schedule of values for trades, and oversaw trade requisitions for Owner.
- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates for construction projects.
- Distributed up-to-date drawings, sketches, and plans to contractors, vendors, engineers, and architects.
- Responsible for the administration, implementation, and management.
- Attended project meetings with Client, Client Representative, and Architect.
- Served as liaison among building owners, contractors, subcontractors, vendors, office, and field personnel.
- Assigned projects' scope of work, schedule, and budget.

Responsible for project safety: maintained safety logs and conducted safety trainings for field personnel.

August 2017 - December 2018

Residential, HPD project, Budget **\$47 million**



MLK Plaza, 12 Story, 167 Affordable Residential Units New York, NY

August 2017 - December 2018
Residential, HPD project,
Budget \$43 million

- Prepared contracts, schedule of values for trades, and oversaw trade requisitions for Owner.
- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates for construction projects.
- Distributed up-to-date drawings, sketches, and plans to contractors, vendors, engineers, and architects.
- Responsible for the administration, implementation, and management.
- Accountable for overall project safety. Maintained safety logs and conducted safety trainings with field staff.
- Attended project meetings with Client, Client Representative, and Architect.
- Assigned projects' scope of work, schedule, and budget.
- Served as liaison among building owners, contractors, subcontractors, vendors, office, and field personnel.

PROJECTS

Crotona Terrace A: 8 Story, 79 Affordable Residential Units MTA project Bronx, NY

December 2013 - July 2016
Residential, Budget **\$26 million**



- Prepared all documents for MTA approval and communicated with MTA reps throughout duration of project.
- Prepared contracts, schedule of values for trades, and oversaw trade requisitions for Owner.
- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates for construction projects.
- Responsible for the administration, implementation, and management.
- Attended project meetings with Client, Client Representative, and Architect.
- Served as liaison among building owners, contractors, subcontractors, vendors, office, and field personnel.

**189 Schermerhorn: 25 story,
246 condo units
Bronx, NY**

Project Manager
Procida Construction Corp.
456 East 173rd Street, Bronx, NY 10457
Contact: Annette Gonzalez,
agonzalez@procidacompanies.com

Prepared contracts, schedule of values for trades, and oversaw trade requisitions for Owner.

- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates.
- Distributed up-to-date drawings, sketches, and plans to contractors, vendors, engineers, and architects.
- Responsible for the administration, implementation, and management of control projects.
- Attended project meetings with Client, Client Representative, and Architect.
- Assigned projects' scope of work, schedule, and budget.
- Served as liaison among building owners, contractors, subcontractors, vendors, office, and field personnel.

September 2007 - December 2013
Residential, Budget \$100 million



**774 Rockaway Boulevard: 6 story,
54 affordable residential units
Brooklyn, NY**

**September 2007 - December 2013
Residential, Budget \$12.5 million**

Prepared contracts, schedule of values for trades, and oversaw trade requisitions for Owner.

- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates.
- Distributed up-to-date drawings, sketches, and plans to contractors, vendors, engineers, and architects.
- Responsible for the administration, implementation, and management of control projects.
- Attended project meetings with Client, Client Representative, and Architect.
- Assigned projects' scope of work, schedule, and budget.
- Served as liaison among building owners, contractors, subcontractors, vendors, office, and field personnel.



**DASNY New Life Recovery Center
Bronx, NY HPD
Bronx Lebanon Hospital**

**September 2007 - December 2013 -
Hospital, Budget \$16.2 million**

Prepared contracts, schedule of values for trades, and oversee trade requisitions for Owner.

- Maintained logs for contracts, drawings, submittals, RFI's, and insurance certificates.
- Distributed up-to-date drawings, sketches, and plans to contractors, vendors, engineers, and architects.
- Responsible for the administration, implementation, and management of control projects.
- Attended project meetings with Client, Client Representative, and Architect.
- Communicated with customers and representatives, including building owners, mechanical contractors, other trades, subcontractors, and field support staff.
- Assigned projects' scope of work, schedule, and budget

Organizational Chart

JV Construction & Consulting, LLC.



PRESIDENT
JOVANA VILLANUEVA
100% OWNERSHIP

Project Managers
Adam Villanueva
Claudia Callejas
Erick Inga

Architects
Martha Perez
Sebastian Gomez

Accountant
Liz Prevete
Assistant
Mariela Sarmiento

Project Superintendents
Angel Pina
Claudio Rodriguez

LAWRENCE REDEVELOPMENT

PROPOSAL

MIXED-USE DEVELOPMENT PROJECT



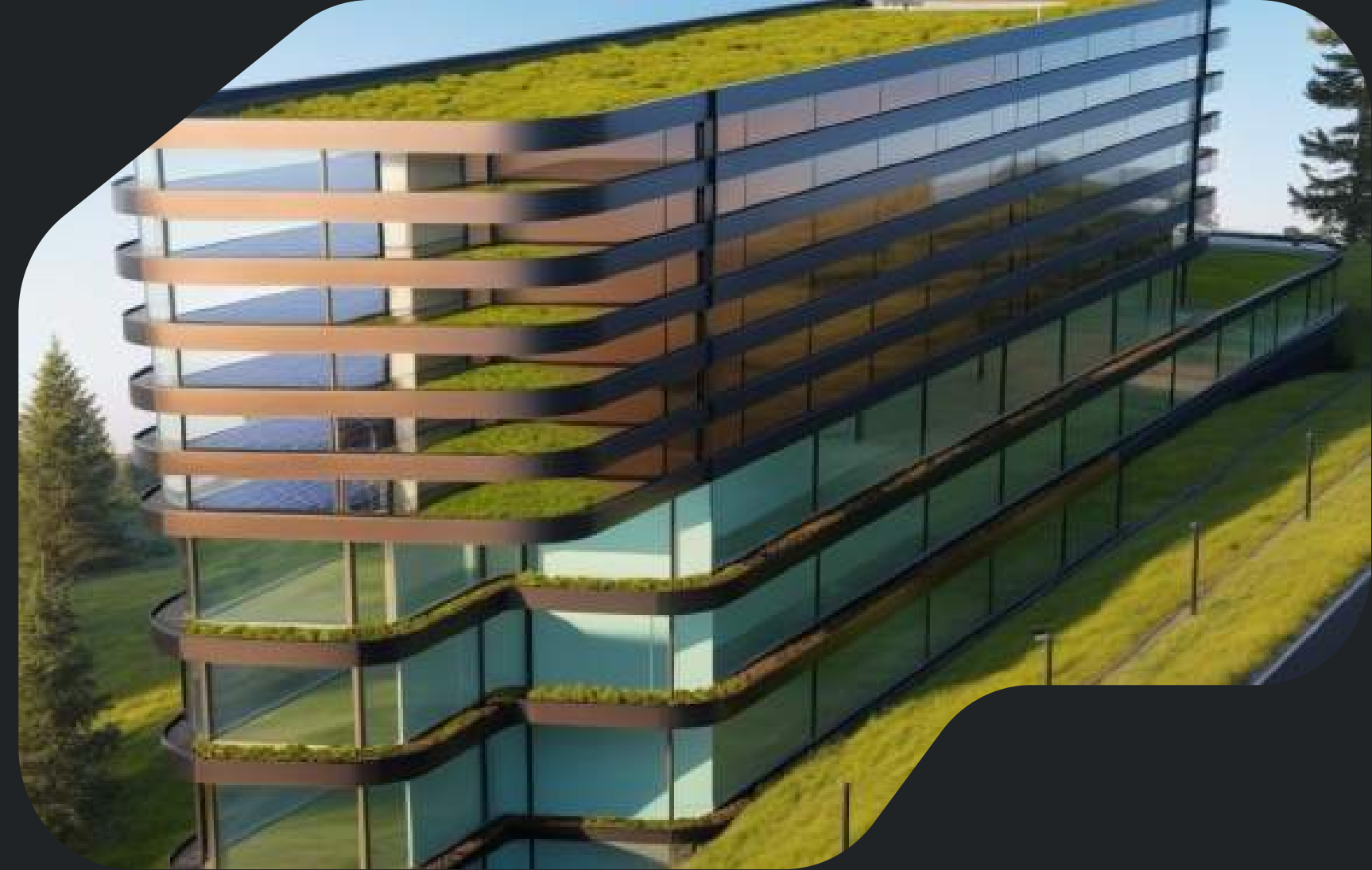
SUSTAINABLE
ARCHITECTURE



INTRODUCTION

The Concept of Sustainable Urban Development

Sustainable urban development represents a transformative approach to city planning, one that harmonizes with the natural environment while promoting economic growth and social equity.



DEFINING SUSTAINABLE URBAN DEVELOPMENT

Sustainable urban development refers to environmentally responsible and resource-efficient urban planning.

Goals:

Balancing economic growth, environmental protection, and social well-being.

Relevance:

Crucial for creating livable, resilient, and inclusive urban spaces.



KEY PRINCIPLES OF SUSTAINABLE URBAN DEVELOPMENT

Principle 1

Smart Land Use -
Optimizing space and
promoting mixed-use
developments.

Principle 2

Green Infrastructure -
Integrating nature into
urban spaces for
sustainability.

Principle 3

Sustainable
Transportation -
Encouraging public
transport, walking, and
cycling.

ENVIRONMENTAL CONSIDERATIONS

The Role of Renewable Energy and Green Buildings in Urban Environments



- Advocates for the use of solar, wind, and other renewable energy technologies to power urban areas sustainably.
- Emphasizes the importance of constructing buildings with energy-saving features, such as improved insulation and smart energy systems.
- Encourages the use of eco-friendly materials and construction practices to reduce the environmental impact of new developments.

ABOUT THE PROJECT

MIXED USE DEVELOPMENT:

- HOUSING
- OFFICE/COMMERCIAL SPACE
- RETAIL AND PUBLIC SERVICES
- PARKING



Multiple
Units



Strategic
Location



Amenities



Investment
Opportunity



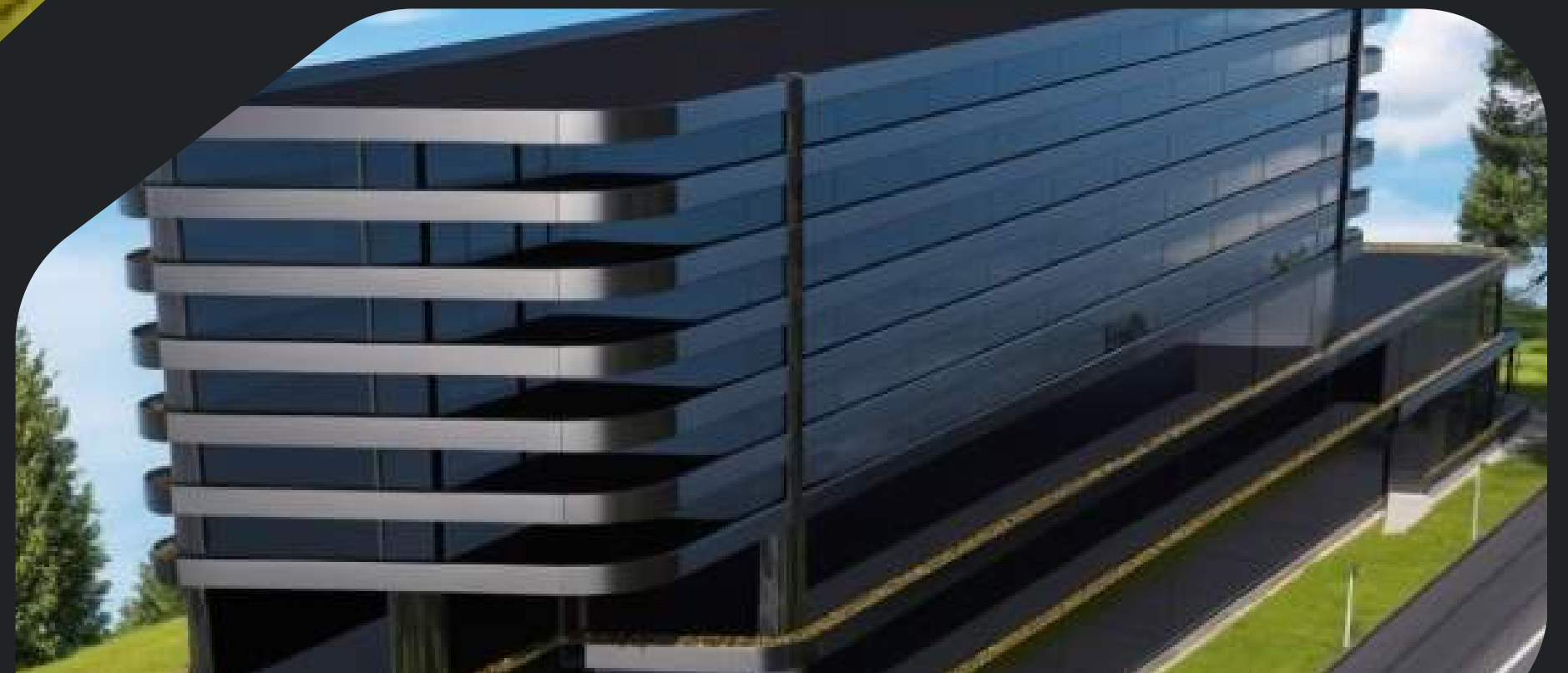
Sustainable
Development



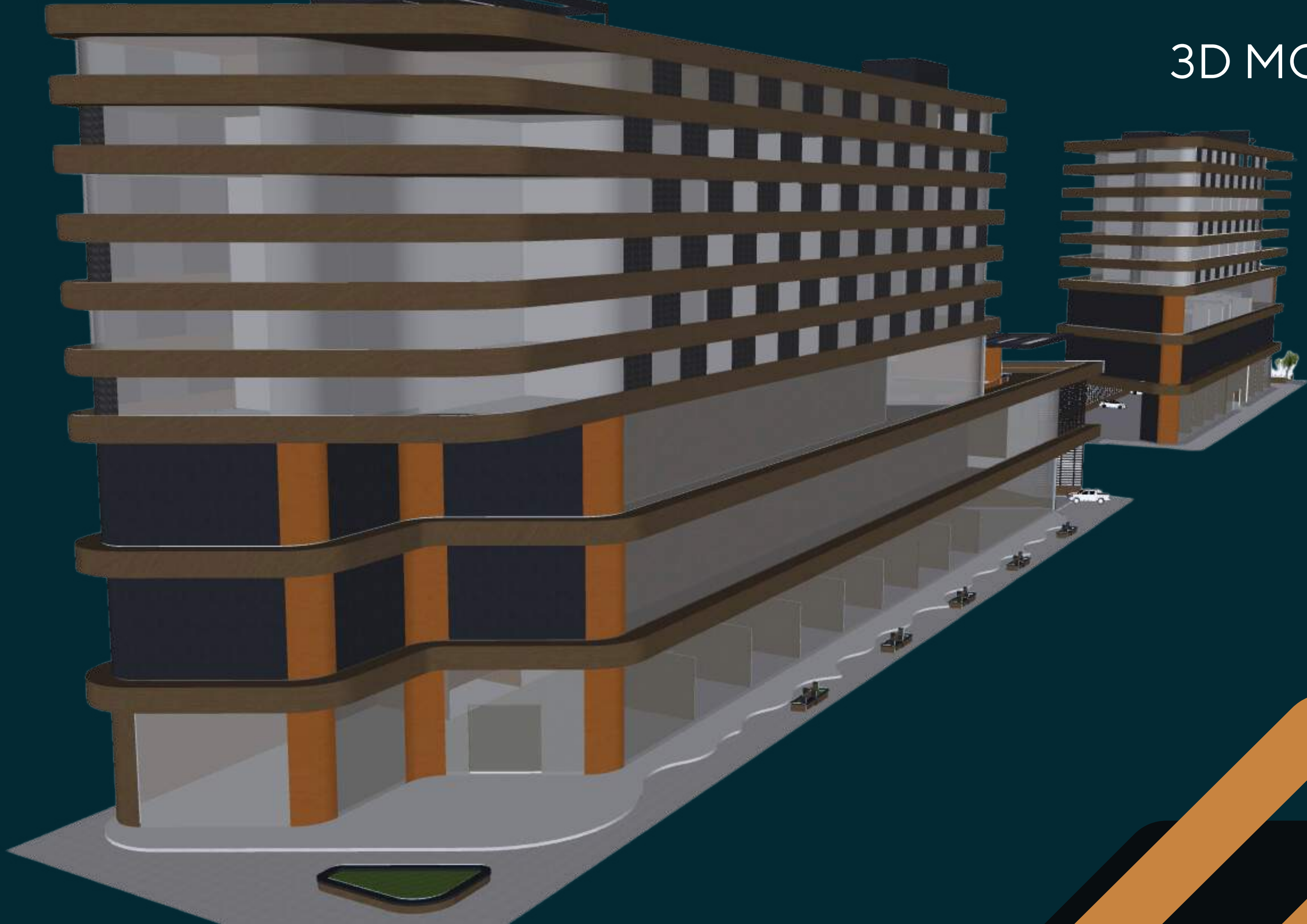


ARCHITECTURAL DESIGN

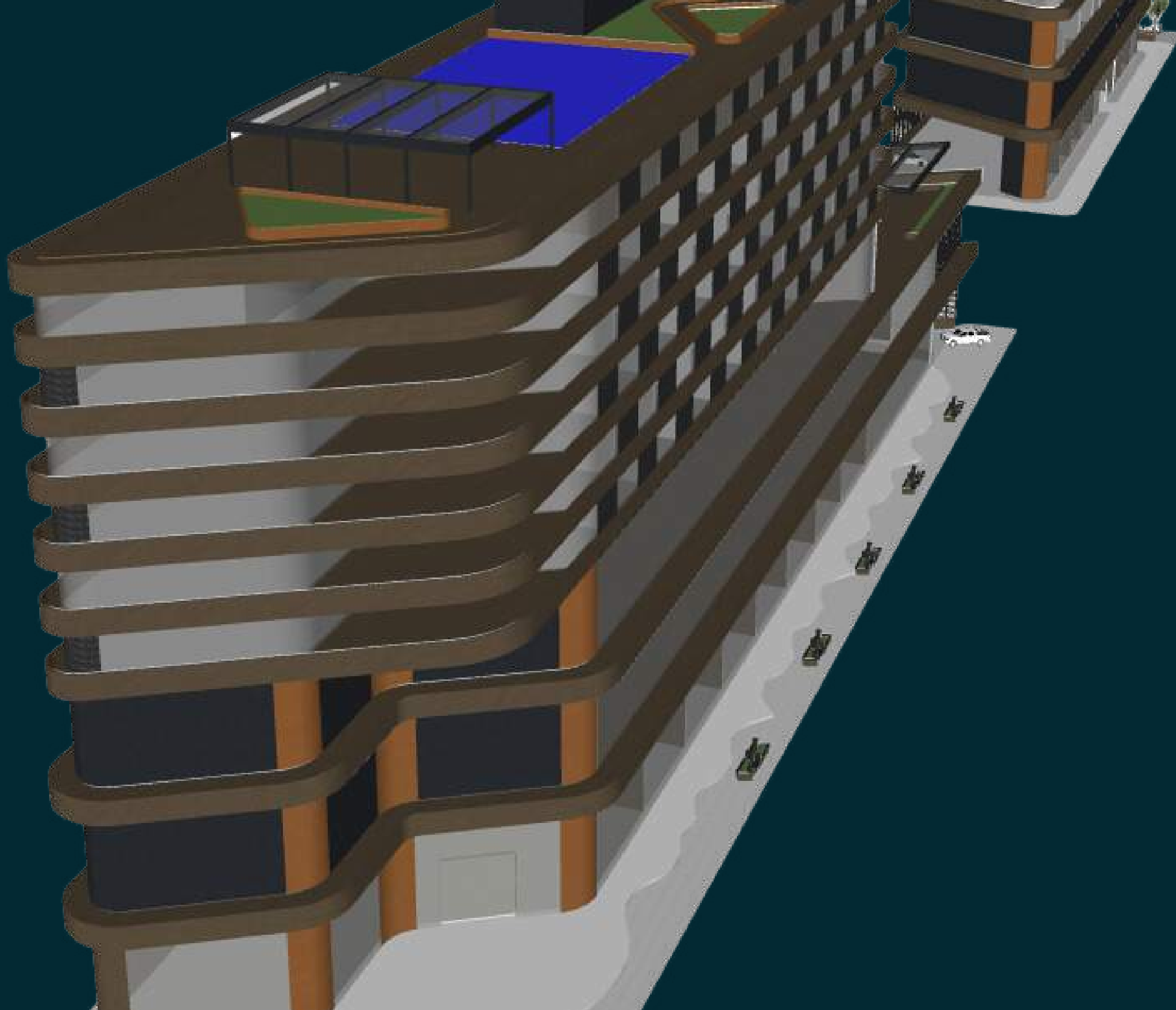
3D MODELING



3D MODELING



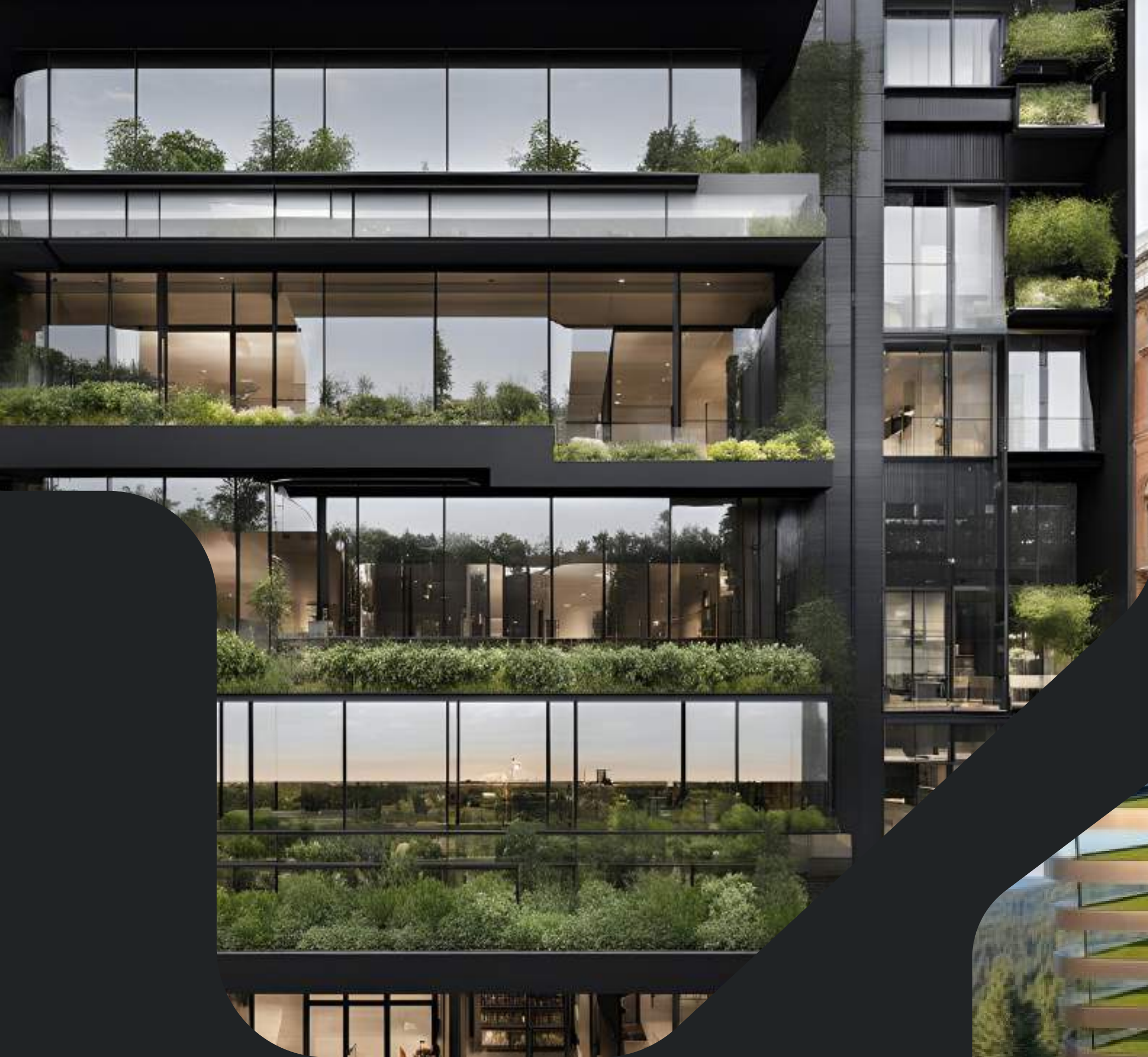
LOT - A

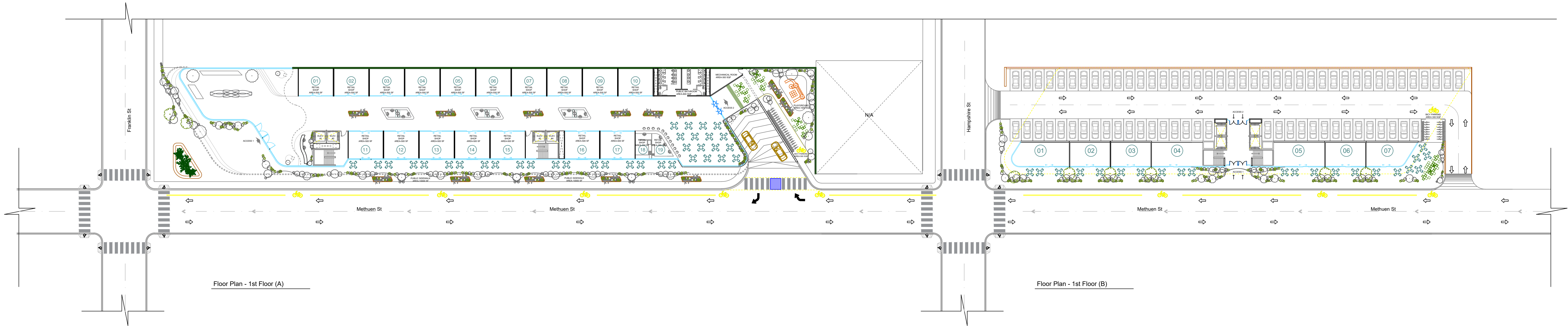
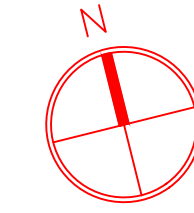


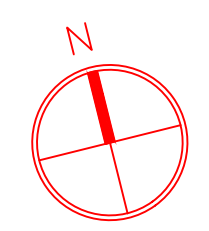


LOT - B

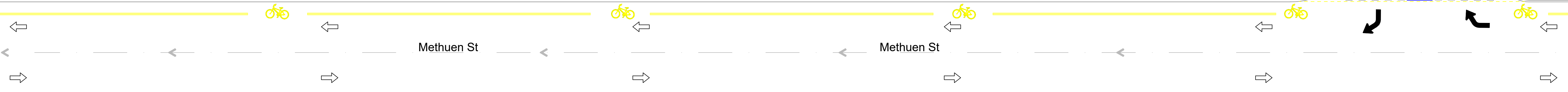
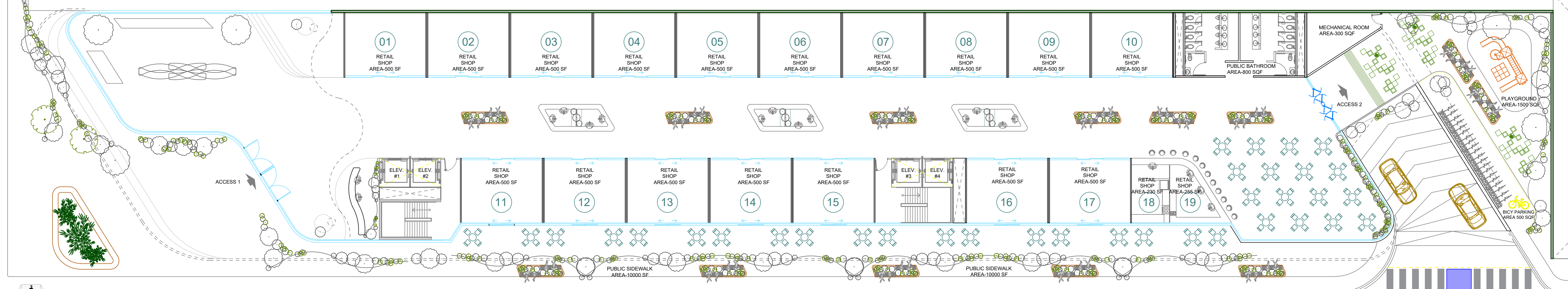




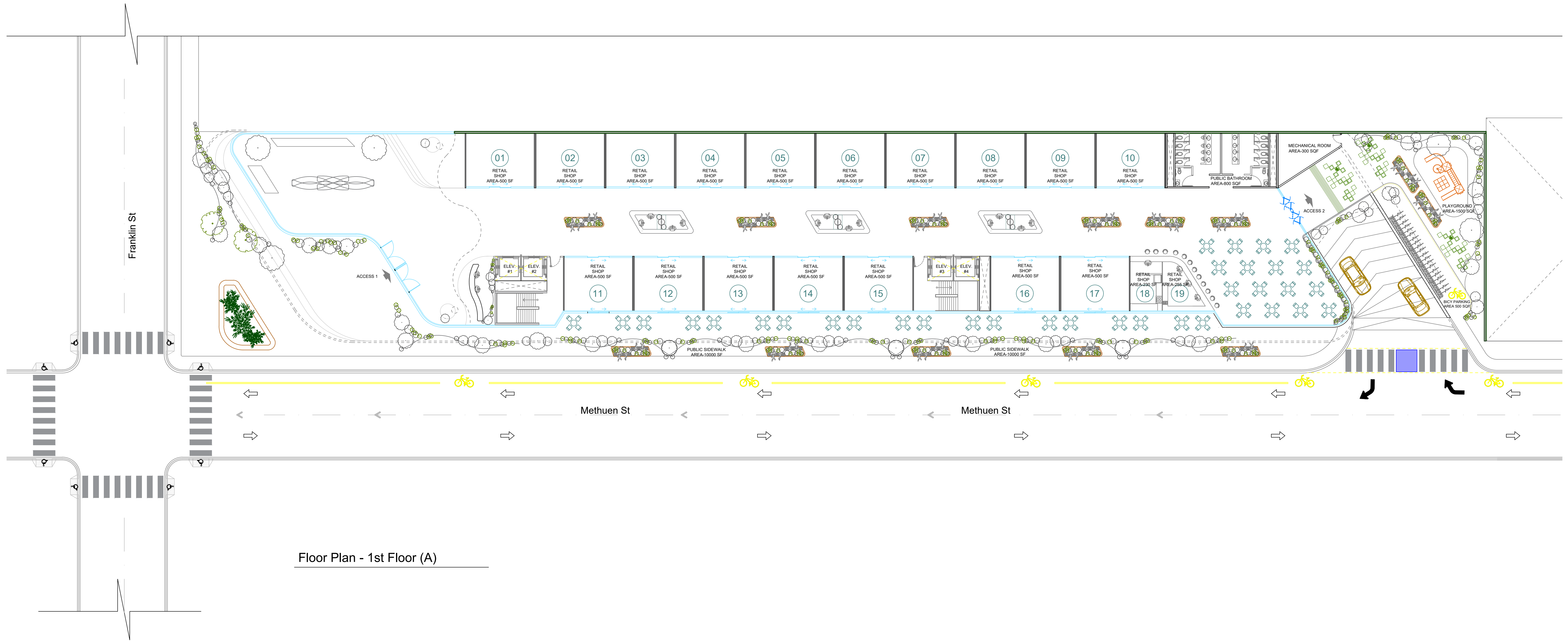




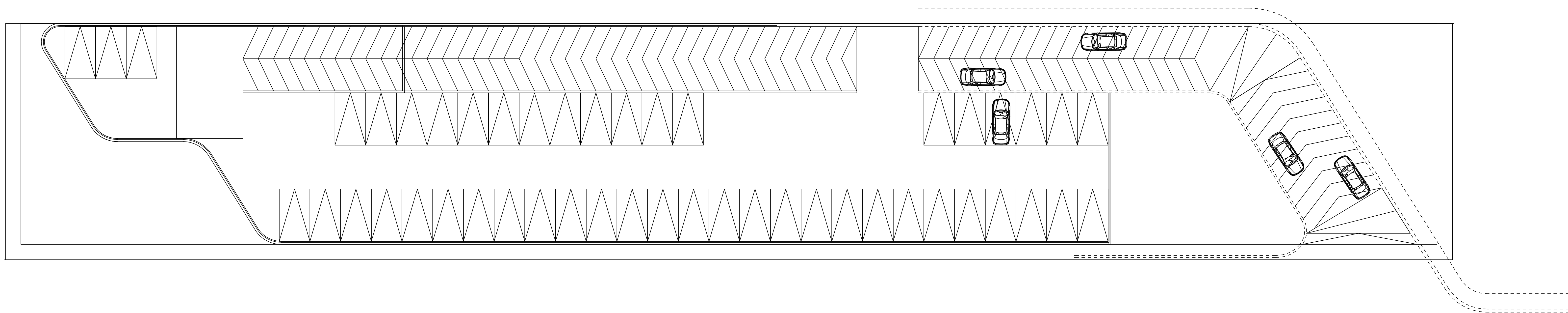
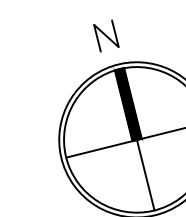
Franklin St



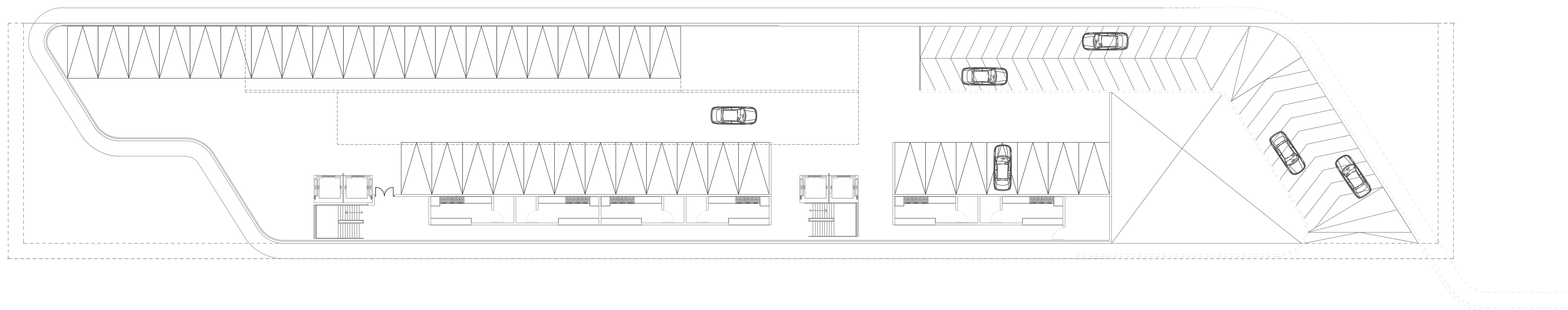
Floor Plan - 1st Floor (A)



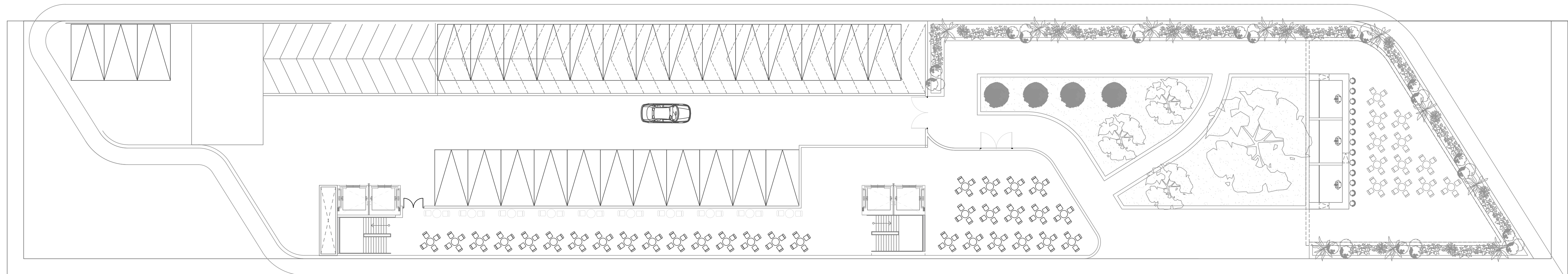
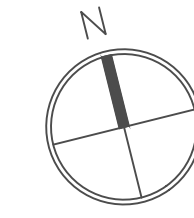
Floor Plan - 1st Floor (A)



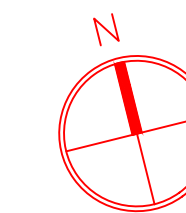
Floor Plan - 2ND MIDDLE FLOOR (A)



Floor Plan - 2ND Floor (A)



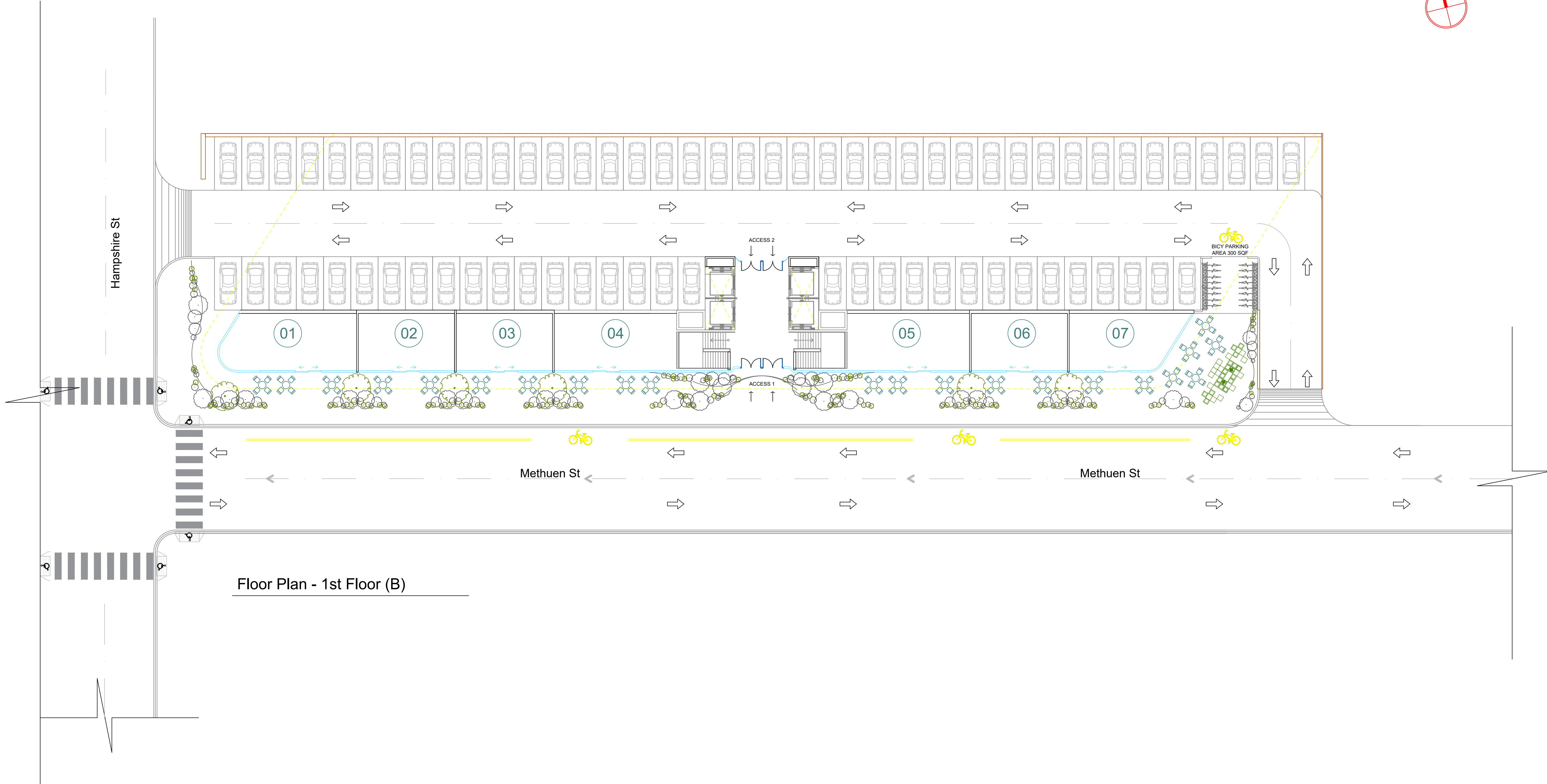
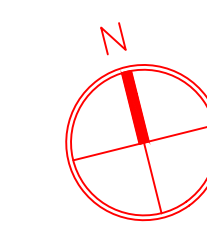
Floor Plan - 3RD FLOOR (A)



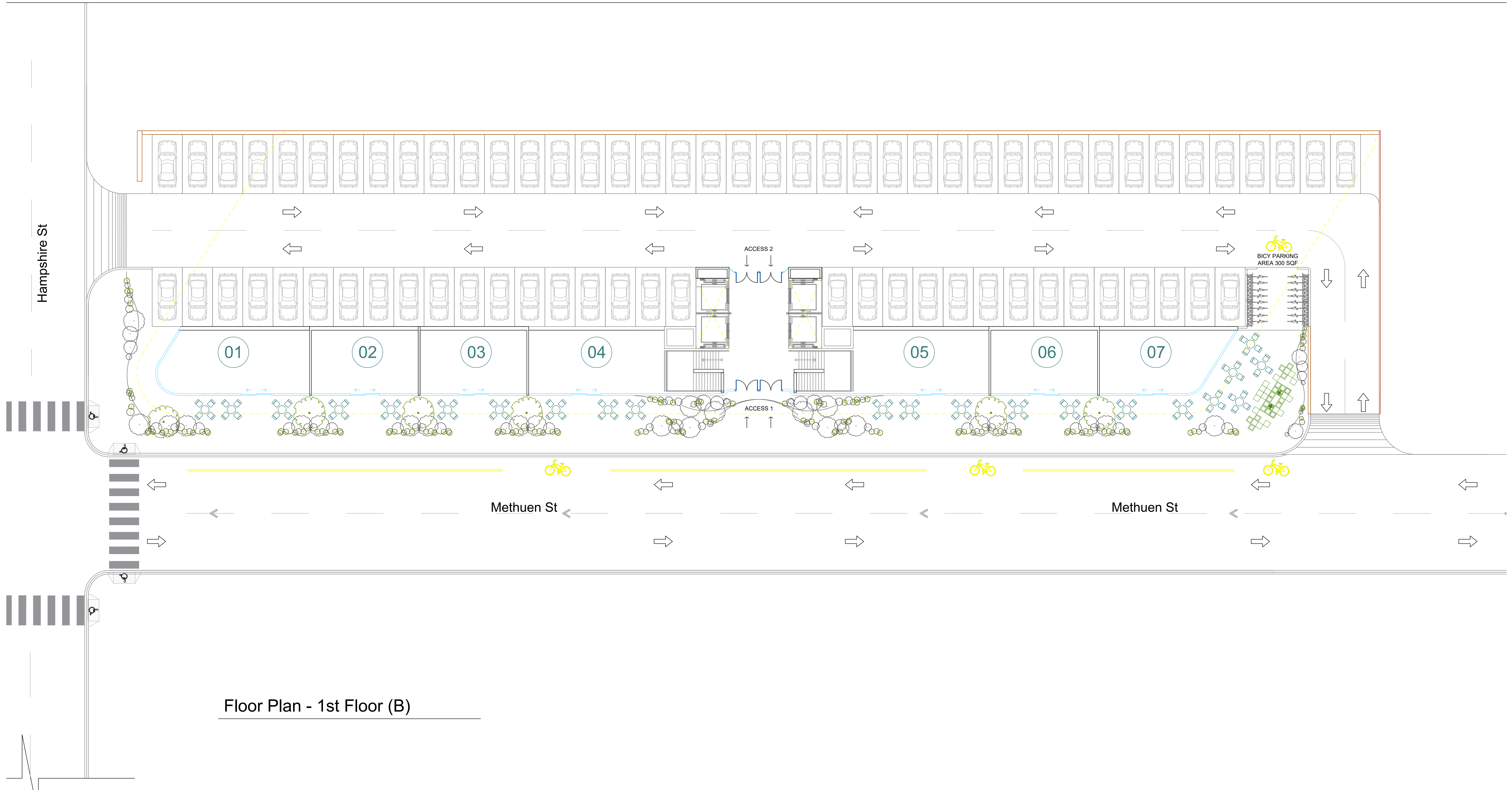
Floor Plan 4 - 9TH FLOOR (A)



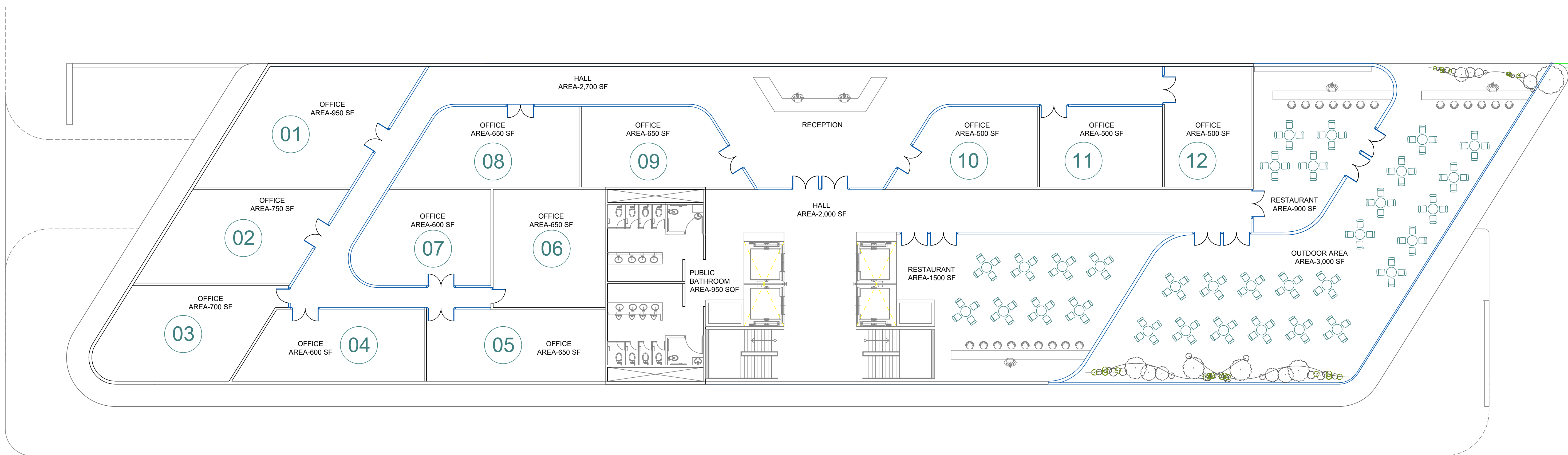
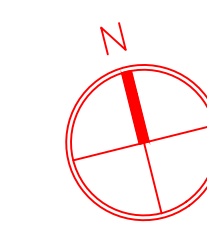
Floor Plan 4 - 9TH FLOOR (A)



Floor Plan - 1st Floor (B)



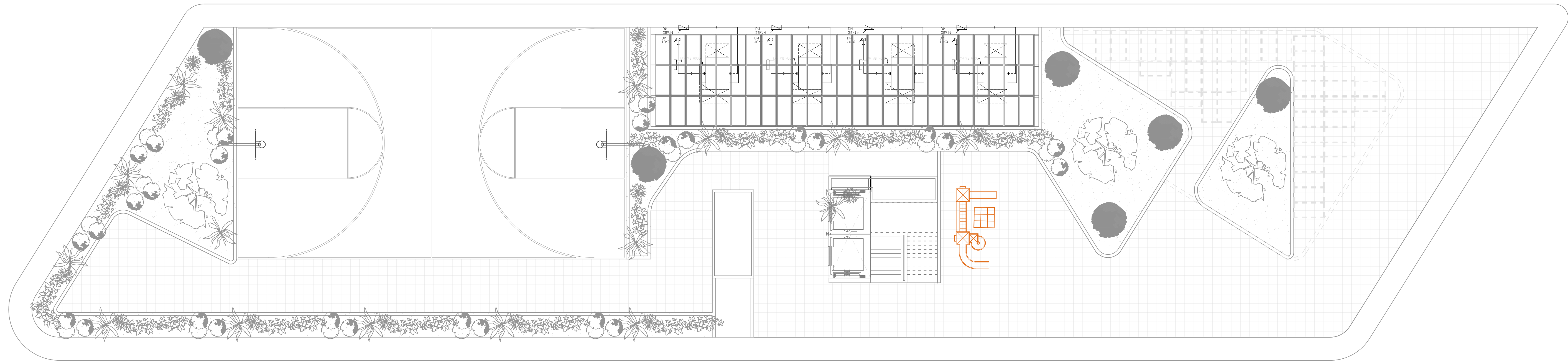
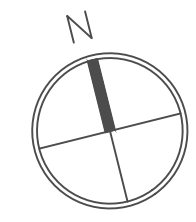
Floor Plan - 1st Floor (B)



Floor Plan - 3RD FLOOR (B)

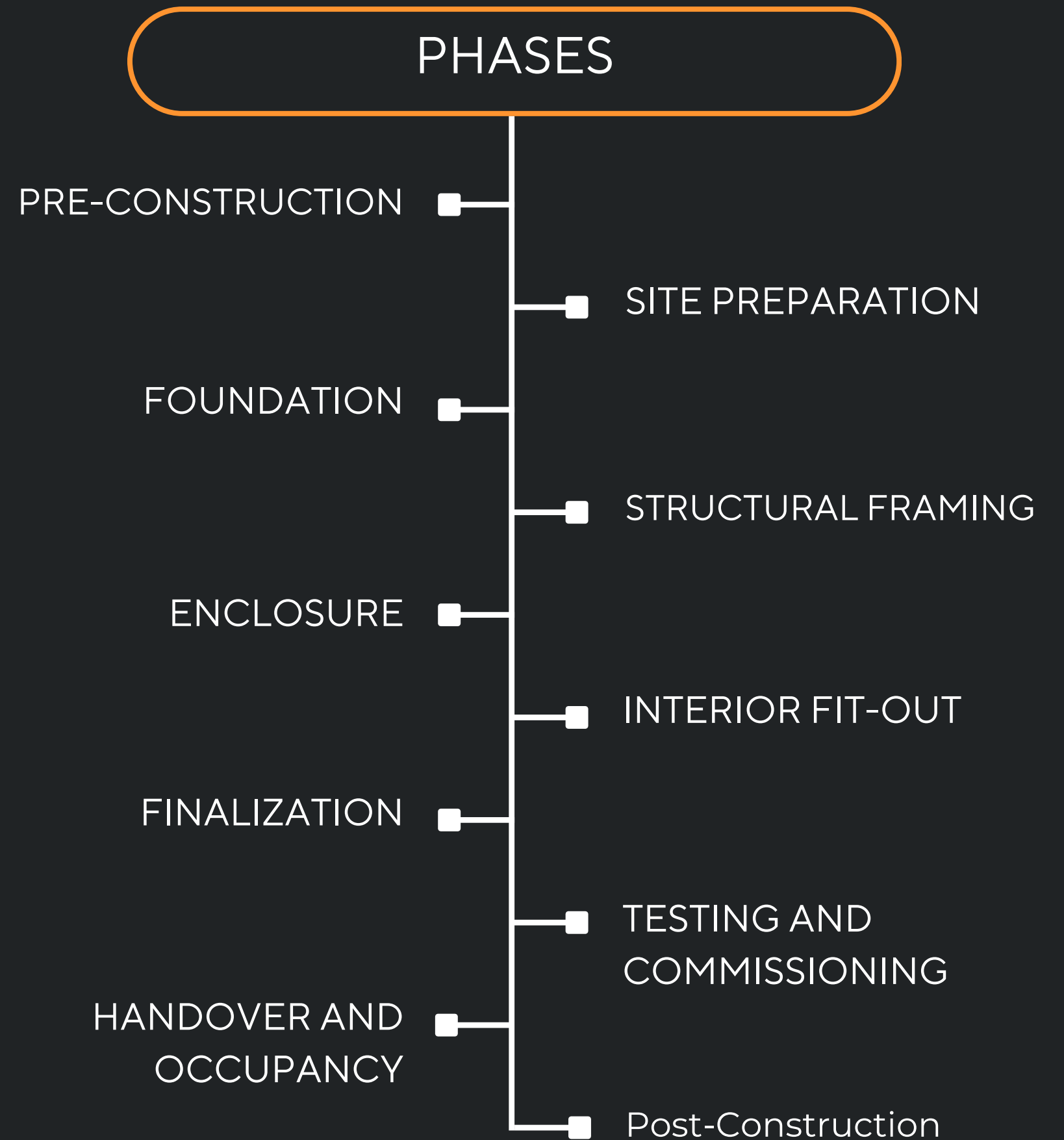


Floor Plan 4 - 9TH FLOOR (B)

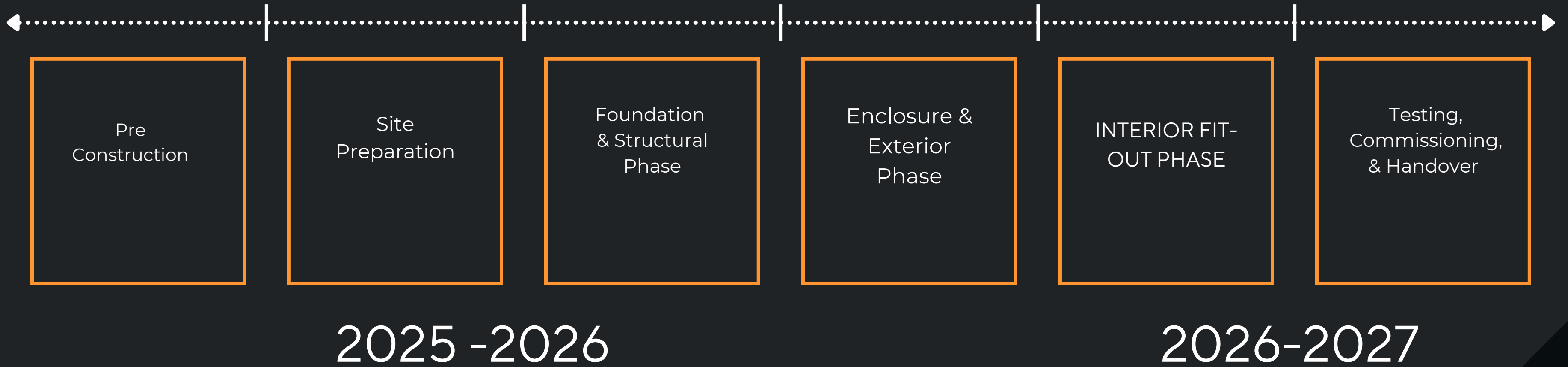


Roof Plan B

SCOPE OF WORK



PROJECT TIMELINE

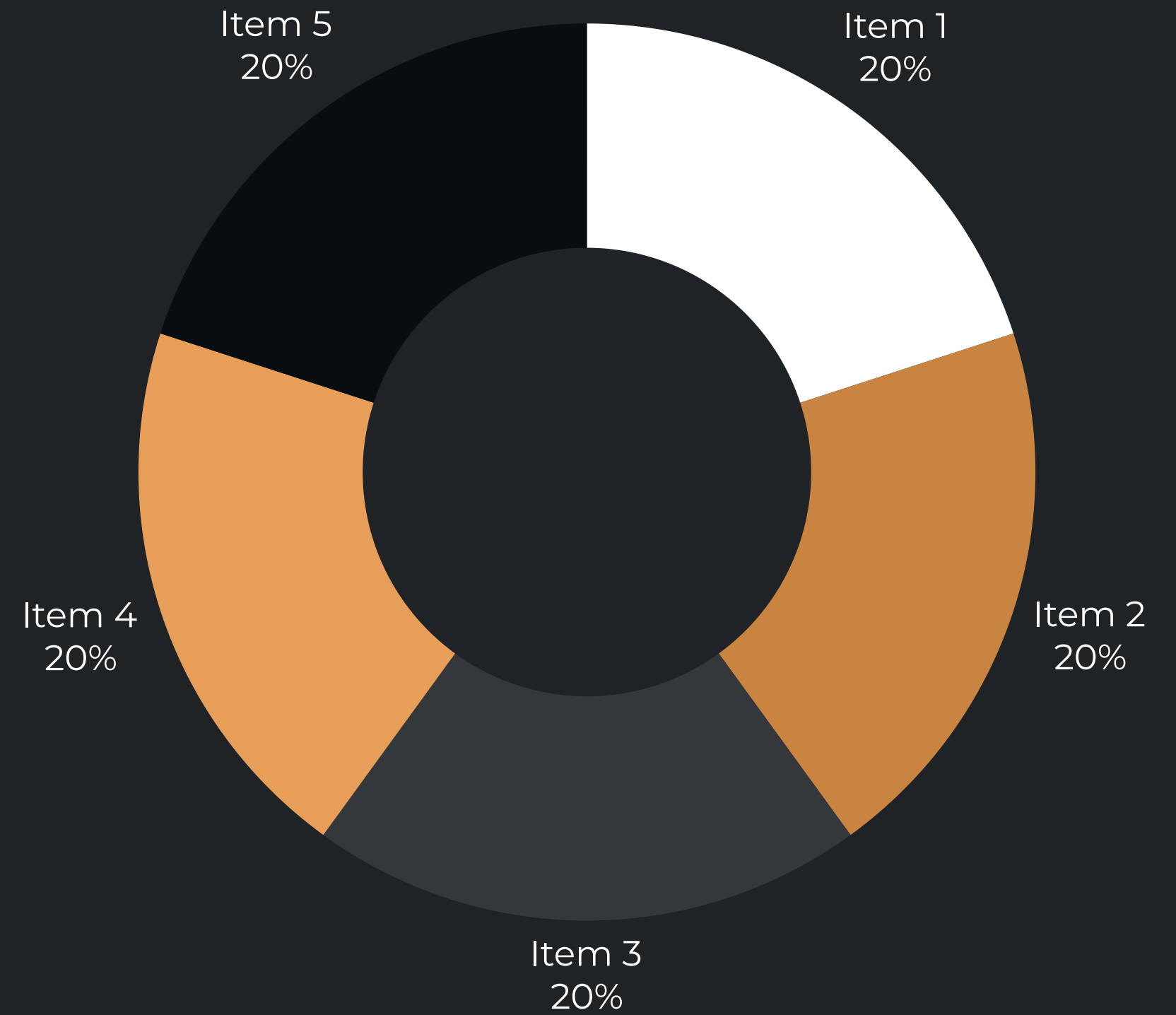


BUDGET AND COSTS



List of expenses

- MATERIAL COST
- LABOR COST
- EQUIPMENT AND MACHINERY COSTS
- PERMITTING AND REGULATORY FEES



THANK
YOU

170 Delancey Place, Bronx, NY, 10462



(718) 790-1882



jvconstructllc.net