

OMARA

V I E W S

Summer/Fall
2004

OMARA Celebrates Its First 20 Years



Dear Reader,

When I opened the door in 1984, I was too busy to imagine where we'd be today. Fortunately, we've grown successfully and are just as busy today as we celebrate our first 20 years in business.

Between then and now, The OMARA Organization, Inc., has performed many challenging and diverse projects – commercial, residential, specialty, and non-profit. As a result, we have developed a highly diverse clientele who share a common thread: all have learned to rely on and trust our professional approach.

In this special anniversary issue of our newsletter, we recount some of our most memorable projects through the eyes of our key managers who completed them. These projects showcase the true value we deliver to our clients. Our hope is that these will give you insight into how we work. Most importantly, it is through this work that we have established the long-term relationships which have meant success for both our clients and ourselves.

Let's go back in time to some of those projects ...

Bob

Gregg Navins: The Rescue Mission

"Working more than 10 years with OMARA, there is one project which left an endless impression on me. Just imagine 400 angry traders sweating bullets in February," said Gregg as he recalled the situation CIBC World Markets faced in the Spring of 1999. "They called Bob and me in to design-build a major supplemental air-conditioning system. The job had to be done fast since there's no downtime on Wall Street. The traders needed to be cool," continued Gregg, "and that's exactly what we did."

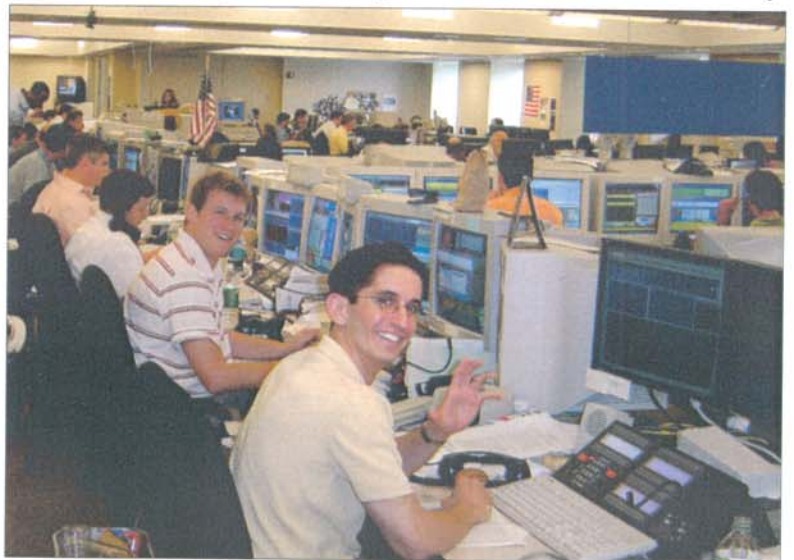


package units and installed new risers to the cooling tower. Specialized fittings were used to minimize the amount of smoke from labor-intensive brazing. Each night scaffolds were erected, sections of ceiling were removed, new equipment installed, and then all was cleaned up for the next morning's business. The work progressed from day to day, without any disruption to CIBC's trade operation.

The project was completed in just five weeks, before the first heat wave of the summer. CIBC received not a single complaint of business disruption or dirt and most

importantly the air conditioning problems ceased permanently. "Our unique

we have performed dozens of other projects for CIBC at all their New York City



Happy traders are cool traders thanks to Gregg Navins

response to our client's emergency created a great bond. Over the past decade

locations," Gregg recalled proudly, "and we treat each as just a beginning." □

Bob O'Mara: Back to the Future: Our First Client



"Cadwalader, Wickersham & Taft was our very first client 20 years ago and our special relationship has been continuous ever since," said Bob O'Mara. In 1984 Cadwalader, the nation's oldest law firm, decided to purchase a New York headquarters after renting space for almost 200 years. The firm purchased three condemned buildings in New York's Financial District and focused its attention on combining them into a modern, fully integrated structure servicing the unique requirements of the law profession.

The project was a total renovation of 270,000 sq. ft. of condemned space into an award-winning showcase. Two major architectural design features transformed a "sow's ear into a silk purse." First, three levels of façade were removed to create a

spectacular recessed lobby and arcade. Second, an old ugly light shaft between the buildings was transformed into an elegant 10-story atrium surrounded by a grand wrought iron and bronze stairway. In addition

to a beautiful appearance, the stairway served the practical purpose of providing circulation between the three buildings whose floor elevations are not in agreement.

"Combining these ele-

ments with completely new MEP systems and executing everything in only 12 months was a very satisfy-

Before

Photo of atrium during construction. Unseen net contains construction debris.

ing experience for me," said Bob, as he looked at before and after photographs of the space at 100 Maiden Lane. "Equally satisfying is the

long-term relationship our firm enjoys with Cadwalader," he continued. "I recently looked back and counted over 75 successful projects we executed over the past 20 years which amount to a lot of great memories."

Today Cadwalader has outgrown its 100 Maiden Lane Headquarters and is planning to move again – this time into 450,000 sq.ft at the World Financial Center. "I'm very proud that CWT has again made us part of the process," said Bob. "We'll be performing the roles of both a consultant and a builder on this exciting project. By now Cadwalader knows well they can trust us to do the right thing, and it knows we won't let them down." □

After

Photo of Cadwalader's famous atrium and stairway.



Mike Garone: Courtroom Drama Meets Construction Success



"This drama is certainly worth recounting," joked Mike Garone as he

traveled back in time to his first meeting at Courtroom Television.

A few years ago, Court TV – one of television's fastest growing cable channels – was expanding and in need of upgraded facilities. "During the original Construction Manager selection process, OMARA was not chosen. However, when Court TV became dissatisfied with their selection they called us back, remembering our profes-

sional approach," explained Mike as he recalled the beginning of our relationship with CTV.

Mike and the OMARA team jumped on board and immediately began planning for the complete renovation including edit rooms, libraries, computer rooms, and the live "Newsbreak" Studio. He developed feasibility studies, working budgets and phasing plans to make the restacking project



Court TV's new "virtual receptionist"

proved to be the key," said Mike. "The departments were relocated seamlessly, without major disruption. Vendors, subcontractors and consultants worked together with spectacular results."

As Court TV's growth has continued, so has our relationship with them. "It has been highly gratifying to work with a builder who both understands and anticipates our unique and demanding requirements," said Jon Coats, Court TV's vice-president.

Today, six years later, OMARA continues proudly as Court TV's Construction Manager. □

Al Greco: Relationships Renewed: Pfizer and Gilbane

"Some projects are memorable because of their special location. In



my case, working for Pfizer Corp., a few years ago, took me back to the borough of Brooklyn where I grew up," explained Al Greco. As the pharmaceutical giant was gearing up to celebrate its 150th anniversary it made a decision – as good for the heart as its cholesterol lowering Lipitor – to remain at its Brooklyn birthplace. Pfizer saved more than 1,200 New York City jobs.

Keeping the Brooklyn plant open required a major modernization program for which Pfizer engaged our old friend, Gilbane Build-

ing Co., to manage all construction activities. "I knew Gilbane from my years of working with Morse Diesel for the Miller Brewing Company during the 1970's and 1980's," explained Al. "That is why I did not hesitate to work with them again on the Pfizer project when they called us."

Gilbane selected us to renovate the Pfizer kitchen, servery and dining room complex, which served more than a 1,000 meals a day. Our main challenge was to keep the facility active at all times during the renovation work. That requirement, coupled with the stringent Good Manufacturing Practice (GMP) imposed by the FDA, made our task exceptionally difficult.

"With two old friends who have worked together in the past, the project was com-

pleted in time for Pfizer's grand 150th Anniversary ceremonies," explained Al. "Our relationship with Gil-

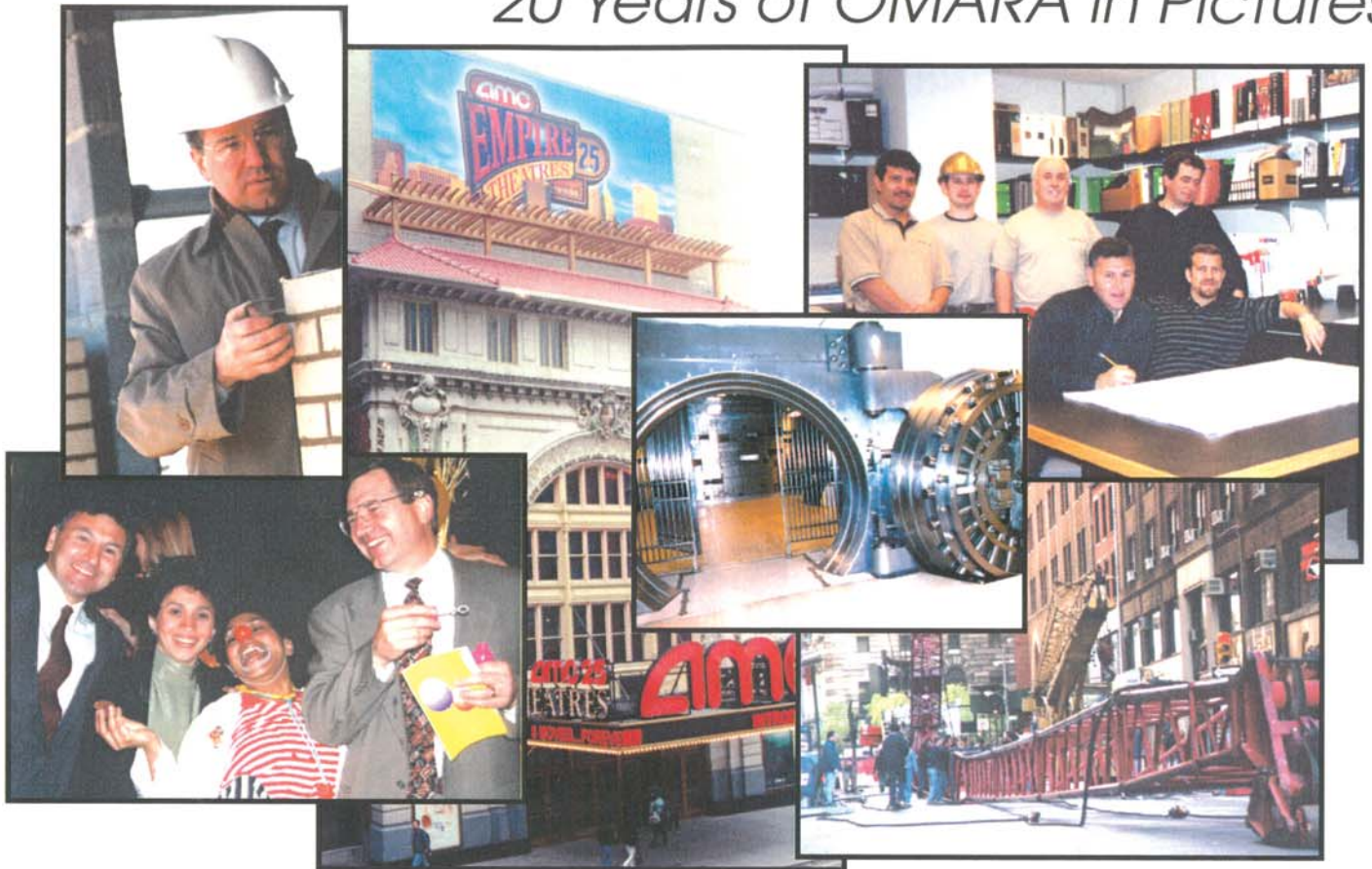


Bob O'Mara (left) conferring with Al Greco

pleted in time for Pfizer's grand 150th Anniversary ceremonies," explained Al. "Our relationship with Gil-

bane has continued through several recent projects including a FedEx distribution center and the preparation of many property damage cost estimates following the attack on the WTC." □

20 Years of OMARA in Pictures



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