

INN

**HOUSE
GROUP**



In House Group

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Our Mission

Our Methodology

Our Service

Our Team
Manhattan NY / Gut interior renovation

1.0

123 Baxter St
Manhattan NY / New Building

16 Minetta Lane
Manhattan NY / Gut renovation, Vertical enlargement

136 West 13th Street
Manhattan NY / Gut renovation, Vertical enlargement

79 Barrow Street
Manhattan NY / Gut renovation, Vertical enlargement

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Manhattan NY / Gut interior renovation

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Manhattan NY / Gut exterior renovation

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Manhattan NY / Gut interior renovation, Vertical enlargement

300 East 65th Street
Manhattan NY / Gut interior renovation

67 Franklin St / Cast Iron House

Retail/Comercial Projects

2.1

325 Kent Ave / Mekelburgs
Brooklyn NY / Fine foods & Craft beer

2.2

449 Amsterdam Avenue / Barachou
Manhattan NY / Pastry shop

2.3

134 West Broadway / Max Restaurant
Manhattan NY / Restaurant

2.4

219 36th St / Force Majeure
Brooklyn NY / Office space

2.5

245 Canal St / Office
Manhattan NY / Office space

2.6

27 Greene St / Eclectic
Manhattan NY / Clothing store

2.7

936 Fulton / Gordon Savory
Brooklyn NY / Bakery

2.8

390 Broadway / Kushner Studios
Manhattan NY / Office space

2.9

98N 11 St / Hatches & Hops
Brooklyn NY / Sporting venue & Brewery

Industrial/Misc. Projects

3.1

215 47 St / Five Boroughs
Brooklyn NY / New brewery & Tasting room

3.2

1616 George St / Evil Twin Brewery
Brooklyn NY / Brewery & Tasting room

3.3

36 Rivington St / Evolve Health & Wellness
Chinatown NY / Medical office

3.4

545 President St / Finback Brewery
Brooklyn NY / Brewery & Tasting room

2.0

3.0

General Contractor / Build / Management / Construction / Interior renovation / Gut projects / New York City / Manhattan / Ideal Contractor / Excellent reputation / We embrace new technologies / We embrace environmental stewardship / we embrace progressive technologies designs and challenges / pre construction planning / Design & Development / Construction Management / Consulting / Residential Projects / Commercial Projects / Retail Projects / Architectural design

0.1 OUR MISSION

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We embrace new technologies.
We embrace environmental stewardship.
We embrace progressive methodologies, designs, and challenges.
We embrace New York City, our home, which supplies us with the raw materials to support our vision and craft.



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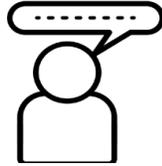
0.2 OUR METHODOLOGY

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Get to Know Us



1. Email or call IHG



2. Tell IHG about your project



3. Meet, know & trust IHG



4. IHG will bid on your project



5. Ponder (Check IHG references)



6. Let IHG get started



7. Feel confident with your choice



8. Repeat...

Project Types



1. Residential



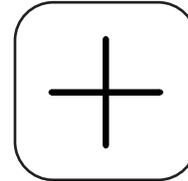
2. Commercial



3. Retail



4. Manufacture



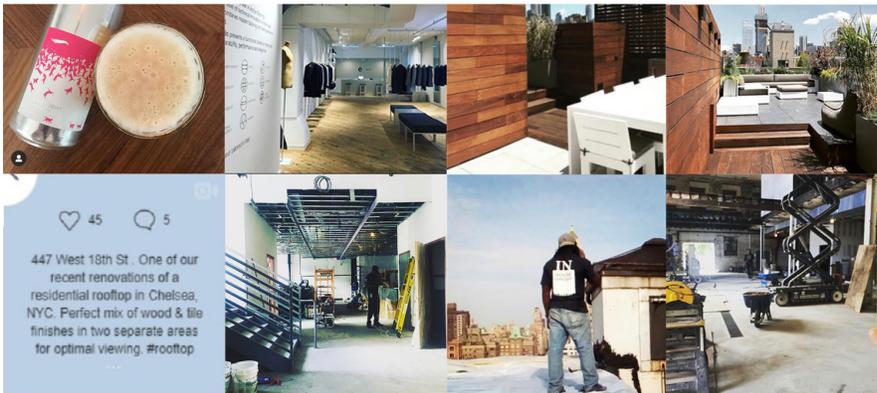
5. Other

Communicate With Us



Follow us

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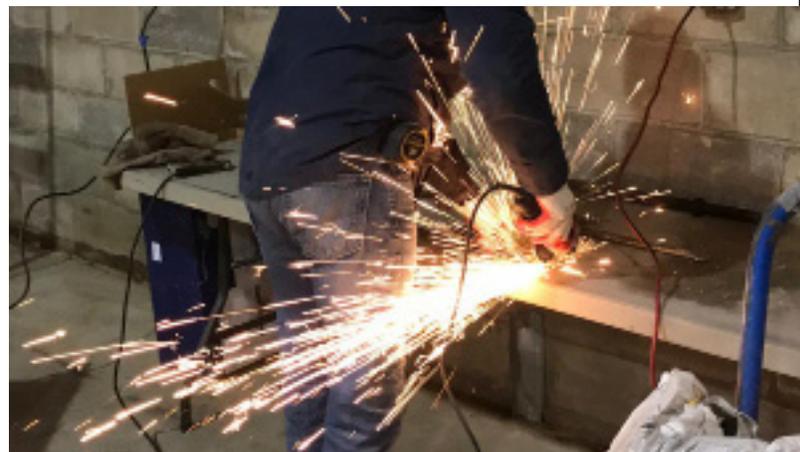
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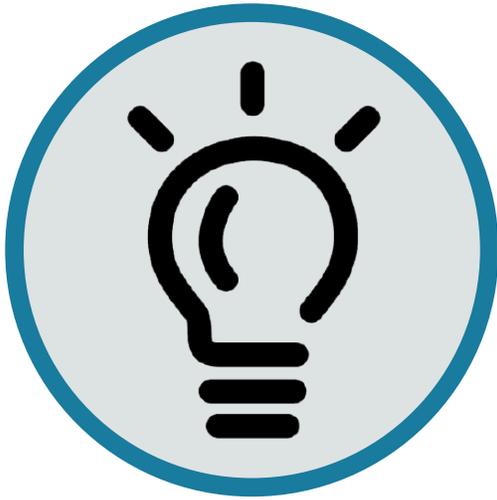
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0.3 OUR SERVICES

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DESIGN & DEVELOPMENT

The key to a successful and profitable project is in the details. IHG can help you at all phases of your project's development:

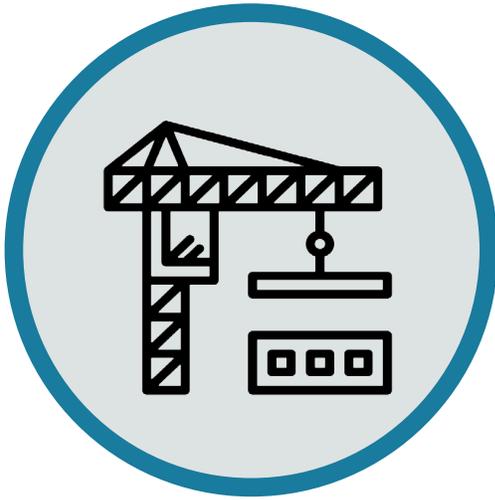
- Engineering design services*
- Architecture & design services*
- ADA compliance review*
- Code and zoning review*
- Equipment / appliance / hardware specifications & selections
- Fixture & fitting selection
- Undertaken in conjunction with our partner firm: Kushner Studios Architecture & Design and our team of engineer practitioners



PRECONSTRUCTION PLANNING

Our knowledgeable team can assist getting your project off the ground for maximum cost efficiency and minimal conflicts on site.

- Budget formation
- Development potential analysis
- Value engineering
- M.E.P analysis / selection*
- Document preparation
- Scheduling
- Site planning
- Bid leveling & procurement
- Mobilization and site logistics planning



CONSTRUCTION
MANAGEMENT

IHG will ensure that your project will be, on time and on budget, working alongside your team with full transparency.

- Daily reporting
- Project hierarchy/ plan coordination
- Field & delivery coordination
- Punch list management
- Site supervisor services

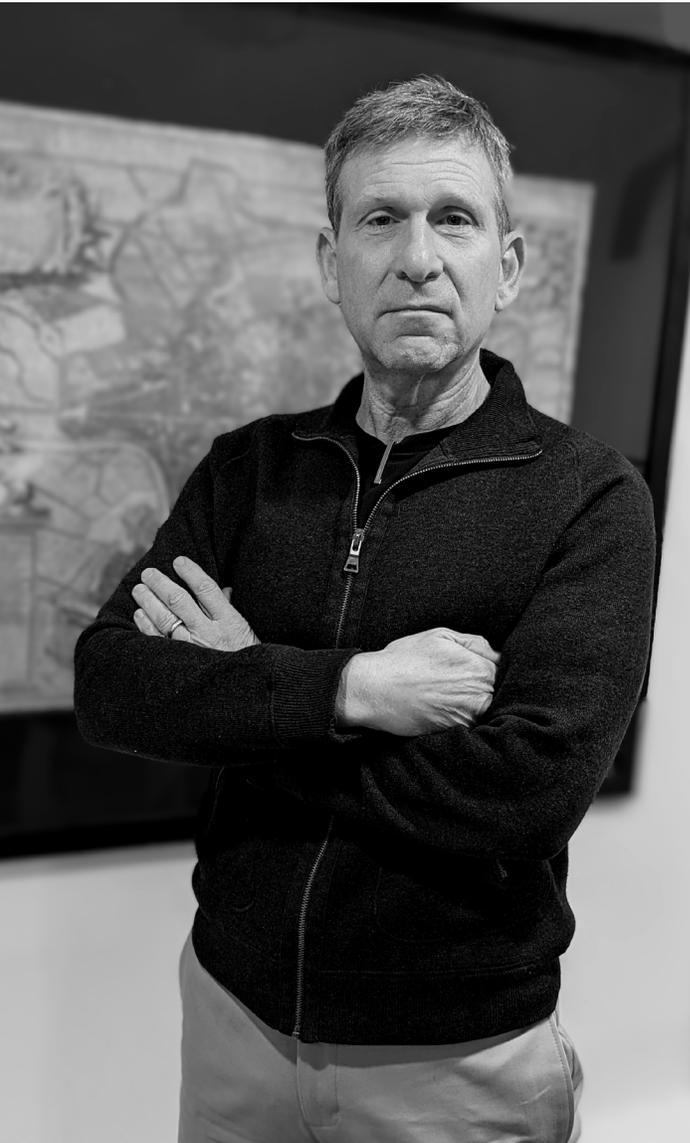


CONSULTING

IHG is available for consultation on a wide range of topics, project types and services. Reach out to us to discuss what you may have in mind that we could assist you with.

- Post ground breaking value engineering
- Resolving project issues & problem solving
- Putting stalled projects back on track





Adam Kushner

Founding Partner

Adam Kushner hails from and has been a participating citizen in this city for most of his days. He obtained his Bachelor of Architecture in 1986 from Rensselaer Polytechnic Institute and subsequently his Masters of Architecture in 1994 from Cornell University. He founded Kushner Studios, his architectural practice, in 1994. Mr. Kushner has remained close to academia and has held several teaching positions, including a current stint as a Guest Lecturer at City University of New York. In the '90s Mr. Kushner was sensing something was missing from his practice and as a result went on to found In House Group, which was to become the construction arm of his architecture practice. The firm has evolved into a fully developed and independent general contracting firm.

In addition to his contracting company, he also is deeply involved in the field of Full-Scale 3d Printing to which he is the President of Madco3D. This firm is breaking new ground every day including and receiving the first-ever permit for a 3d printed inhabited structure in the United States. He also sees a great synergy between Madco3d and In House Group in which he hopes to “cement “ (ahem) their alliance. In addition, Mr. Kushner is an avid long-distance runner having recently completed his 31st New York City Marathon and his second overseas adventure: the Maratona di Roma. He is on occasion, an amateur mountaineer and perennial scooter collector.



Jason Prisco

Founding Partner

Jason Prisco is a Co-Founding Partner of In House Group. He has overseen and executed construction projects ranging from ground-up residential properties to high-end commercial build-outs and pretty much everything in between for more than seventeen plus years.

Having studied Architecture at Pratt Institute, Jason possesses a trained eye for design, detail, and structure that informs his work and emphasizes the craftsmanship he brings to each project. His analytical nature when combined with his fundamental creative approach inspires the unique design solutions for which he is known.

Jason's wholehearted commitment to maintaining the highest standards of personal and professional integrity is evident in the long-standing client and vendor relationships that he has cultivated throughout his career as well as, the hands-on approach that he takes concerning each facet of his work and his projects.

Jason generally manages the field labor and can often be seen keeping a watchful eye on most of the firm's projects, while diving directly into the details that one can only experience when seen close up and in person.



Rachel Fitzpatrick

Office Manager

Rachel Fitzpatrick is In House Group's Office Manager with over a decade of successful experience in bookkeeping and administration in the construction and design fields. Rachel's career stemmed from the restaurant and bar industry while studying art history and painting, which allowed her to become a skilled bookkeeper. She eventually sought out and obtained the position as full-time Office Manager at in House Group. She remains perhaps the most creative and culturally knowledgeable bookkeeper either partner has ever known. Rachel loves all that New York City has to offer and in her free time enjoys visiting restaurants, galleries, and art museum



Alejandra Nieto

Project Manager

Alejandra Nieto, from Bogota, Colombia graduated with a degree in architecture and while in professional craftsmanship. She started her own company called “Cubiko Obras y consultoria”, which focused on construction supervision, while gaining leadership and practical skills. Over the years she developed an interest in sustainable construction and vegetative infrastructure, which led her to work at “Arquitectura Mas Verde” as a Project and Business manager. There, she began her process of getting LEED Green Associated Certified after which she moved to the United States to study advanced English alongside her career in sustainability and construction. In 2019, she started working as an intern at InHouse Group in NYC and prolonged to work as an assistant project manager.



Ali Riaz

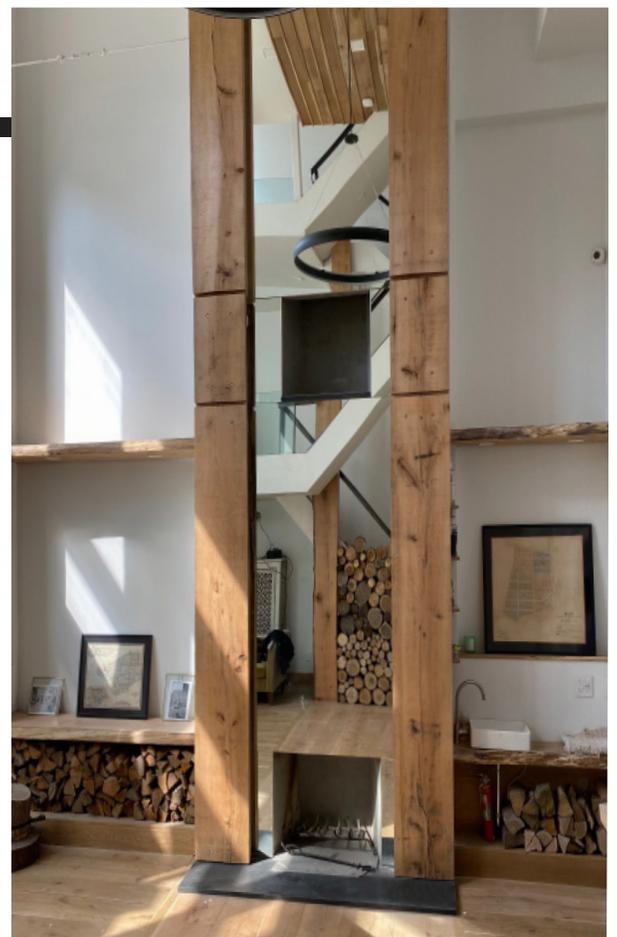
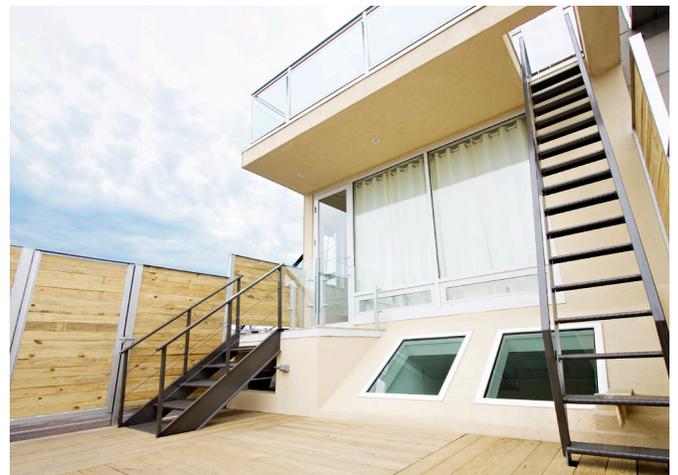
Assistant Project Manager

Anthony Prignoli is In House Groups Project Manager with over 7 years of Architectural and Construction experience. Anthony graduated N.Y.I.T with a Bachelors degree in Architecture that led him into designing the owners of Century 21 beach house in N.J. After a year of designing he moved into a Project management role for 4 years dealing with the devastation that Hurricane Sandy had left among NYC. Throughout his time with BIB he has helped countless families who have lost their homes from the storm. He has helped rebuild, lift, and renovate these houses with only 1 goal in mind, to help these owners get a better and safer home to live in and never have to worry about this happening again. After BIB Anthony received his Class 2 Expediting License and helped New Building get filed and approved in NYC. Anthony loves his city and is always thriving to learn all aspects that comes with designing and building in NY.

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1.0 Residential Projects

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1.1

123 Baxter Street

Manhattan, New York / New Building

INFORMATION

Architect: Kushner Studios

Contract Price: \$8,400,000

Program: Mixed use 77,000 sq ft, residential building, robotic parking, ground floor commercial, private roof areas, tenant meeting rooms.

PROJECT

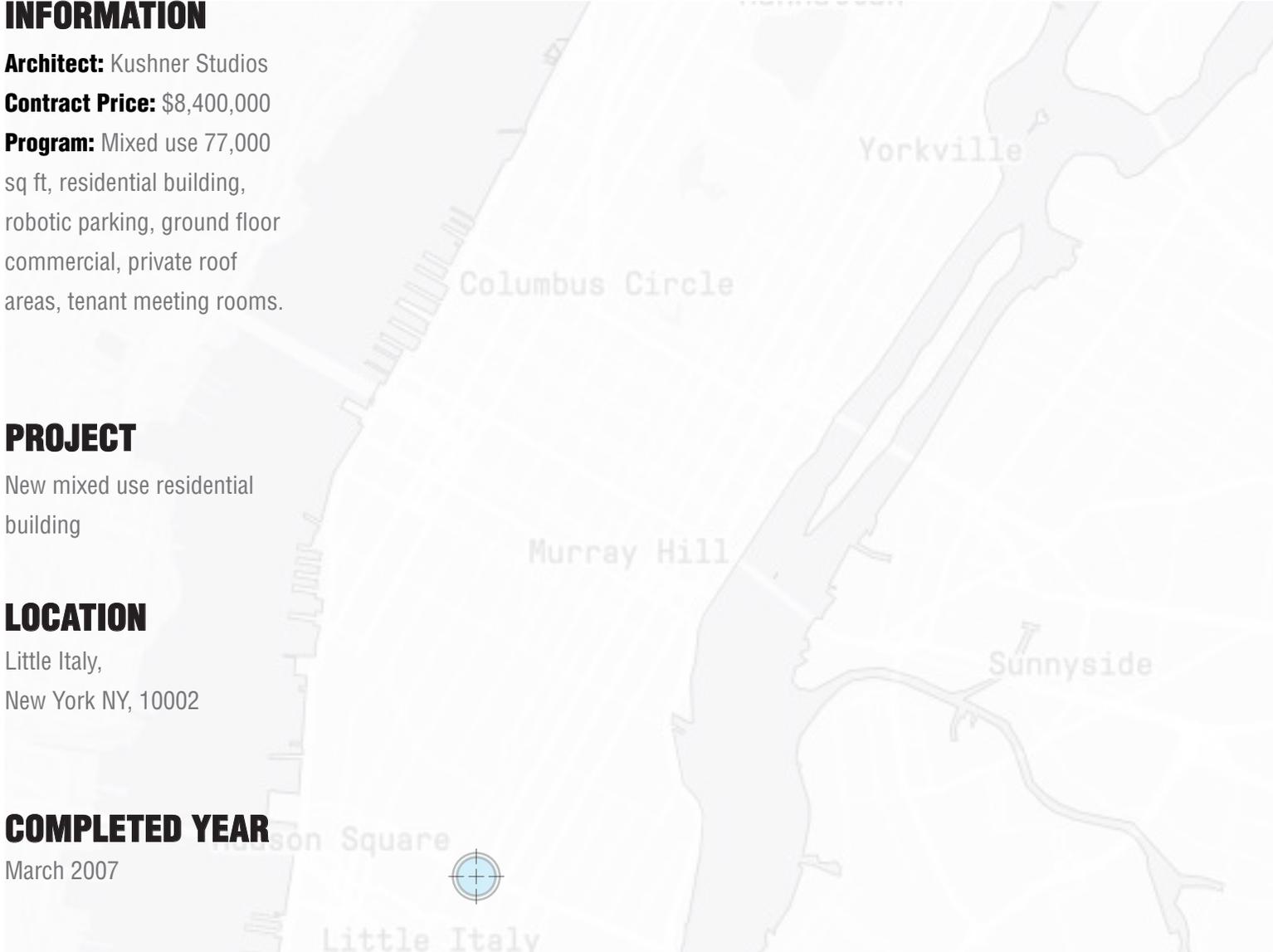
New mixed use residential building

LOCATION

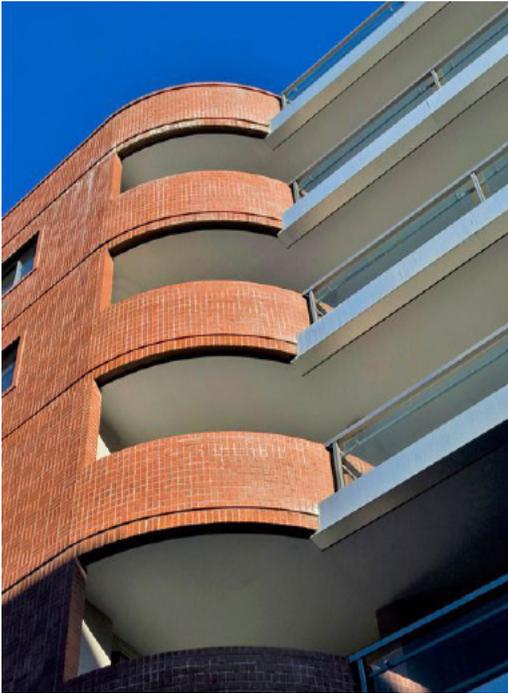
Little Italy,
New York NY, 10002

COMPLETED YEAR

March 2007







This apartment building guides inhabitants through a linear cathartic journey, from the culturally entrenched streets of this Chinatown / Little Italy neighborhood to one's most private inner sanctum: their bedroom. This project proposed to answer the question, how can a fixed object/building exist alongside such a public transient area as Chinatown and how can it ultimately represent the timeless idea of connecting inhabitants with their natural surroundings. The building consists of 23 units made up of three bedroom apartments, two large sun decked penthouses, and one private duplex "townhouse" with a private entrance and elevator. An innovative robotic parking system was installed in the buildings garage, the first of it's kind in New York City and second in the United States. This project has garnered IHG much publicity and press and remains a jewel in our crown. It is a testament to both our partner Architectural firm's dedication to design and desire to build large projects under a common shared umbrella.





1.2

16 Minetta Lane

Manhattan, New York / Renovation, Vertical enlargement

INFORMATION

Architect: Kushner Studios

Contract Price: \$ 2.2 million

(Est.)

Program: 5100 sq ft,

Five bedrooms, four bathrooms, living spaces, guest house, two courtyards, roof top kitchen, 83' indoor/ outdoor rock climbing wall, seven working fireplaces, seasonal solarium, sauna, jacuzzi.

PROJECT

Residential Renovation

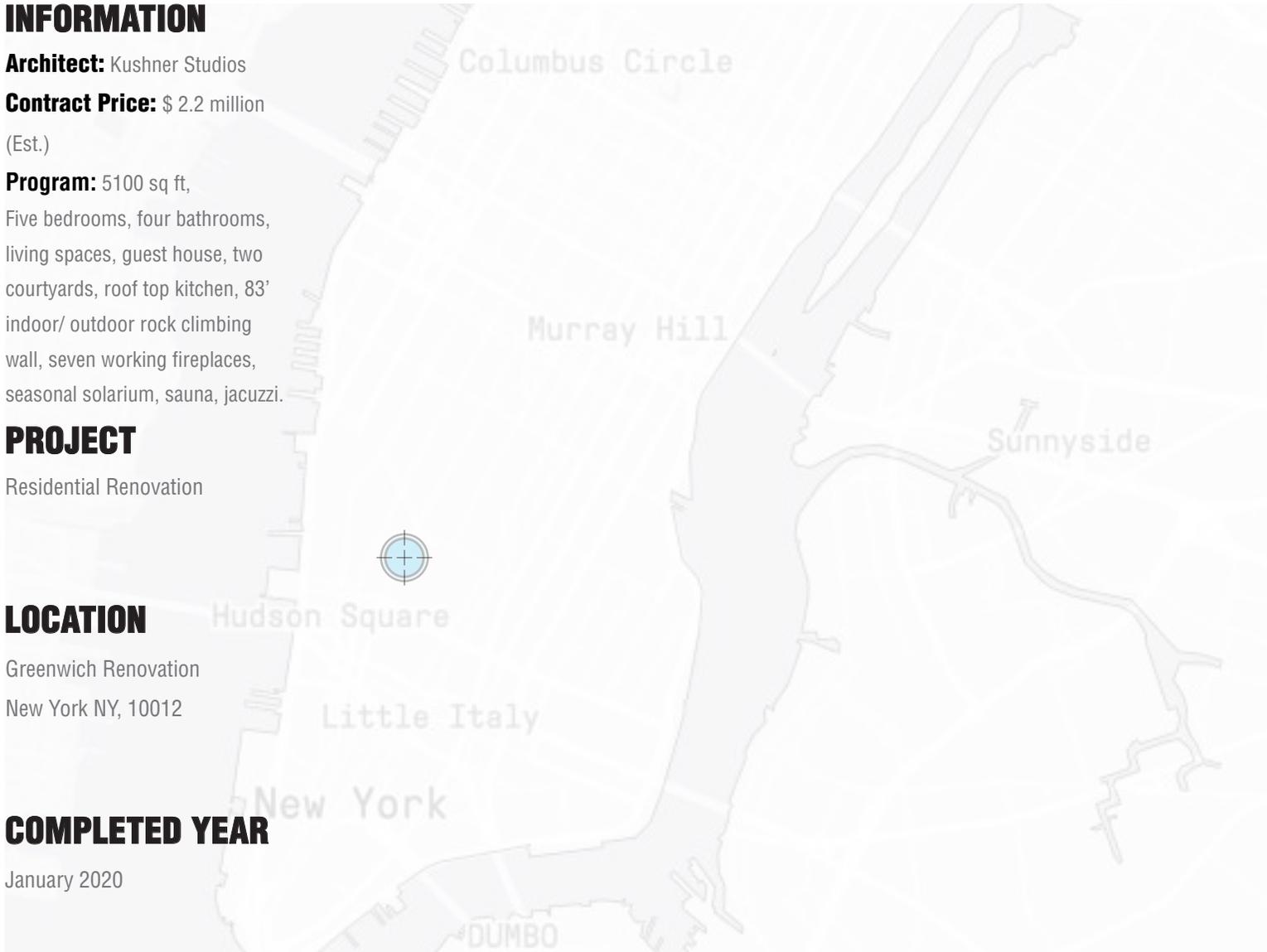
LOCATION

Greenwich Renovation

New York NY, 10012

COMPLETED YEAR

January 2020





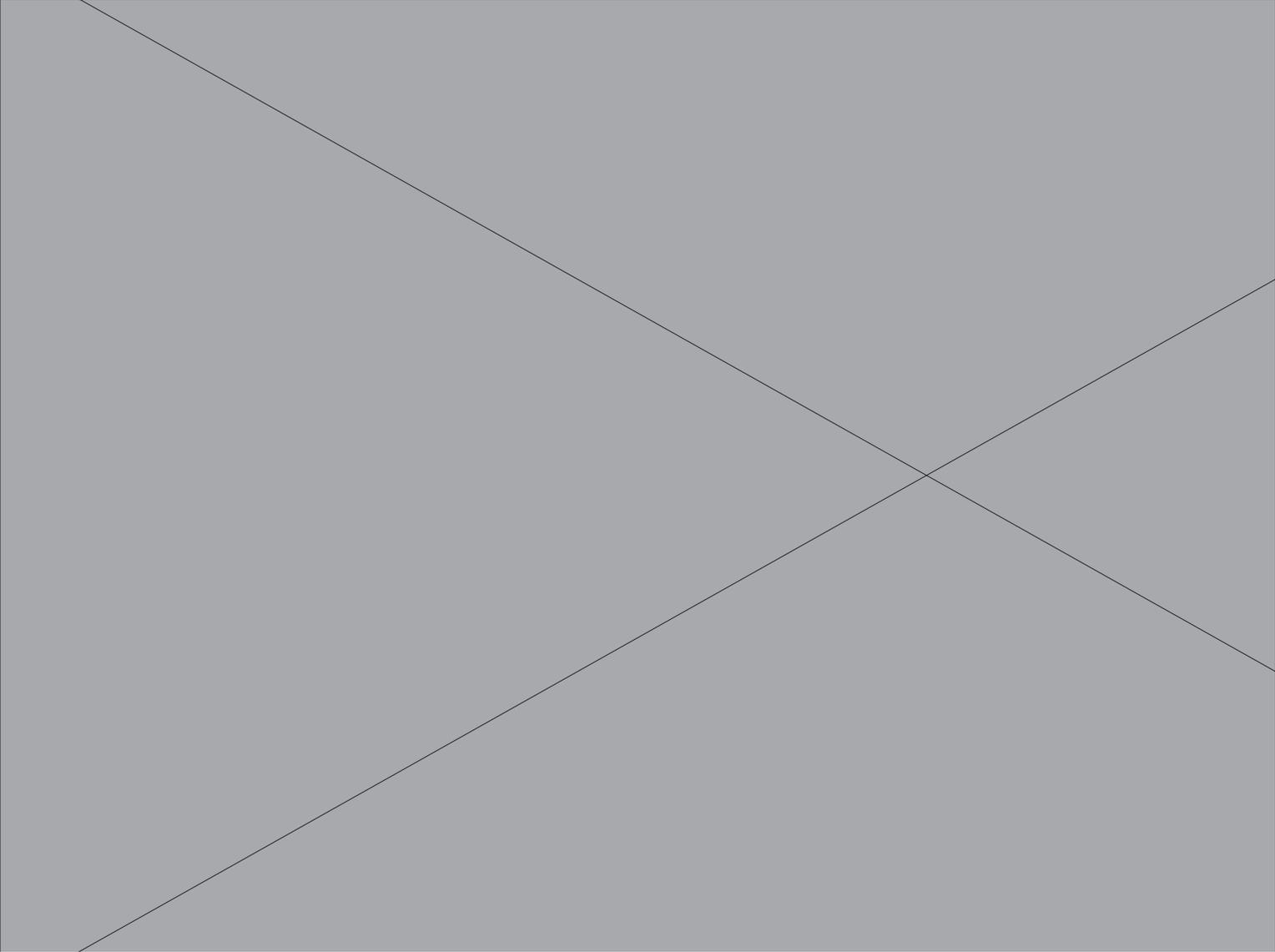


This project represents the culmination of Partner Adam Kushner's dream of a fully integrated design/build/development paradigm. It's deeply philosophical narrative draws from the project's historical context of a house sitting over the mythical Minetta Brook. The crossing trees found in front of the home forming a Gothic archway fronting Minetta Street inspired the other defining narrative structure played out in the building's newly inserted facade. Looking both forwards and backwards, the stacked chord wood pile, so much the staple of our rural landscape, and once part of this sites history, becomes reintegrated again as a reflective screen seen in the living room. The inceptive design moment occurred as the partner was cutting away a tree that had fallen post Super Storm Sandy combined with an ad hoc game of hide and seek he was having with his children. Somewhere in all of this, he provided a wonderful place to shelter his family for the foreseeable future.









1.3

136 West 13th St

Manhattan, New York / Renovation, Vertical enlargement

INFORMATION

Architect: Kushner Studios

Contract Price: \$470,000

Program: 350 sq ft

PROJECT

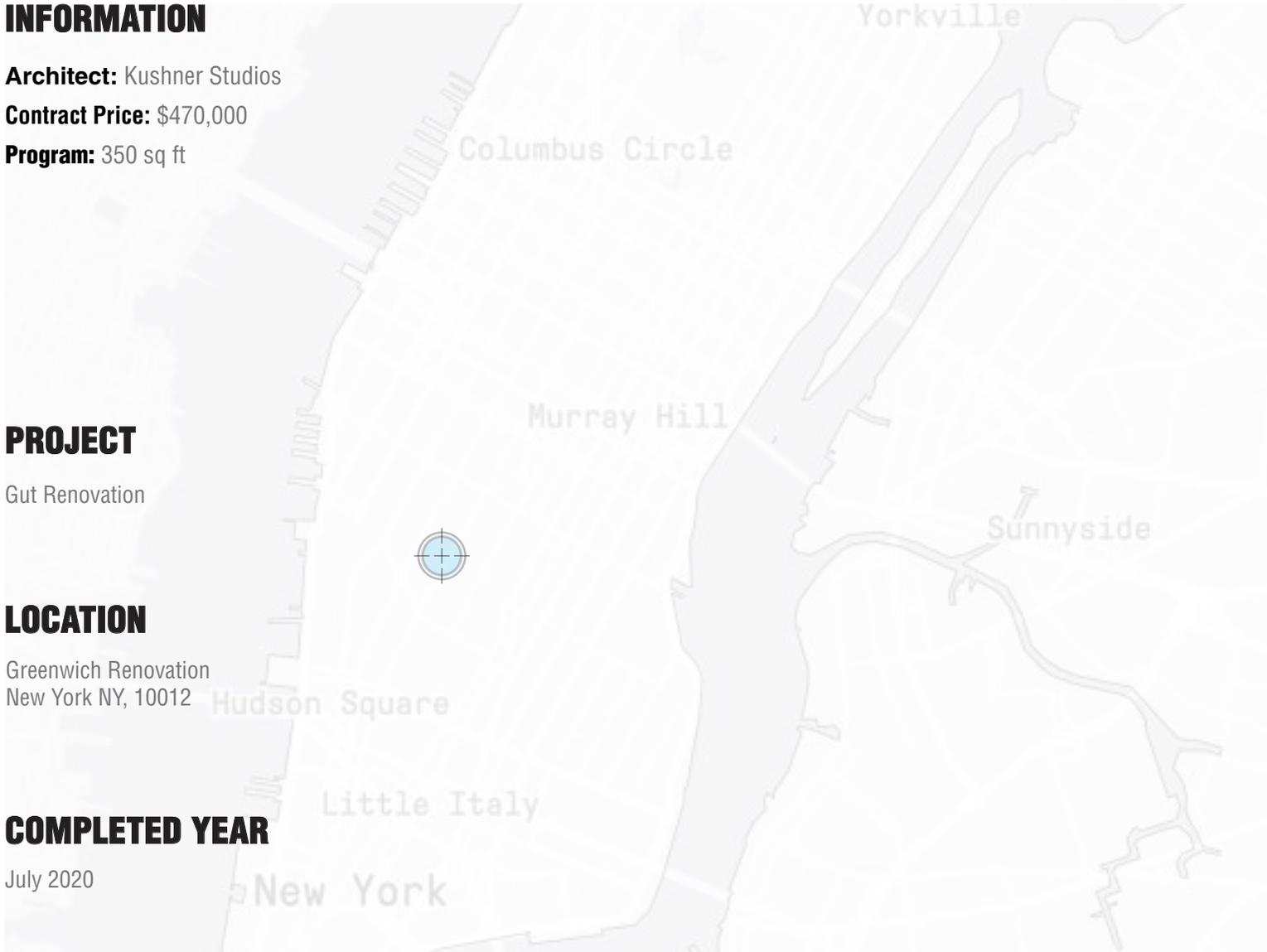
Gut Renovation

LOCATION

Greenwich Renovation
New York NY, 10012

COMPLETED YEAR

July 2020

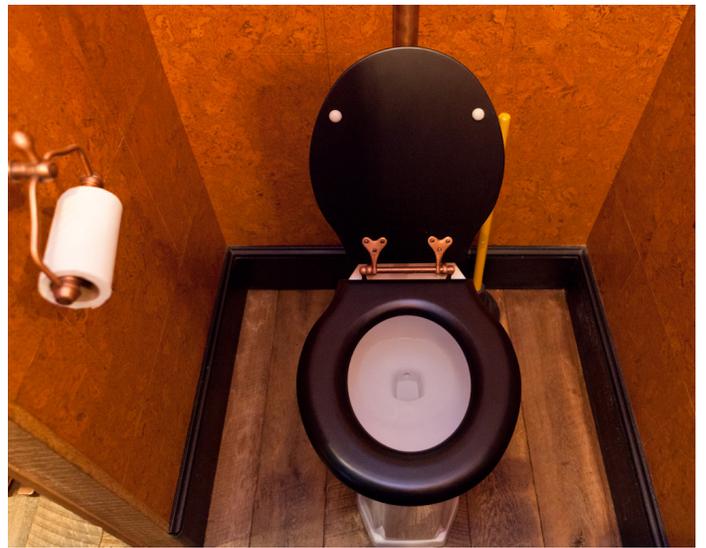
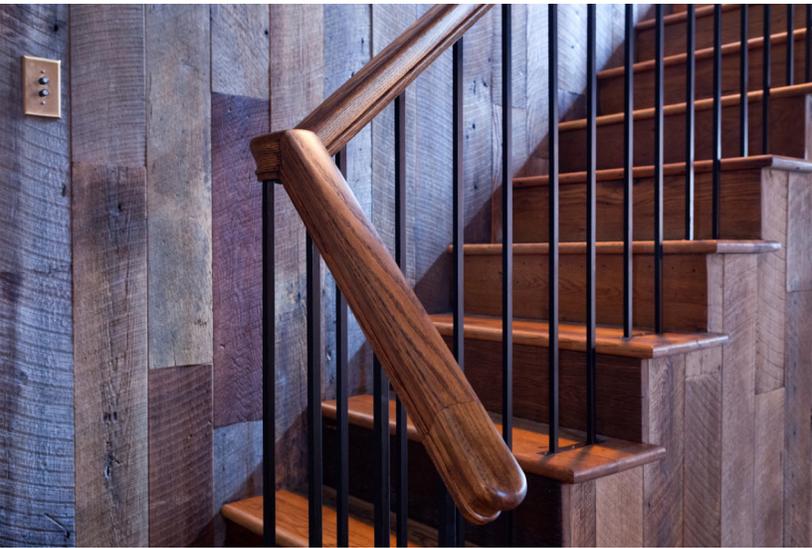






This jewel box of a renovation expanded upon a prior design-build project our firm had undertaken two years earlier, now converting a high finish one bedroom into a spacious duplex. The client harbored fantasies of a rural Maine hunting lodge and it was our challenge to achieve this vision in a minimalist 350 square feet. The richness of materials masks some of the more complex and pedestrian aspects of modern living (hideaway flat screen TV's, intricate venting conditions and, let's not forget the surprise repair of a 150-year-old newly uncovered series of rotten beams. All cabinetry and mill work was custom produced by our firm in our local manufacturing facility.





1.4

79 Barrow Street

Manhattan, New York / Renovation, Vertical enlargement

INFORMATION

Architect: Kushner Studios

Contract Price: \$1200,000

Program: 1400 sq ft

Private outdoor space,
duplex loft apartment, two
bedrooms, two baths

PROJECT

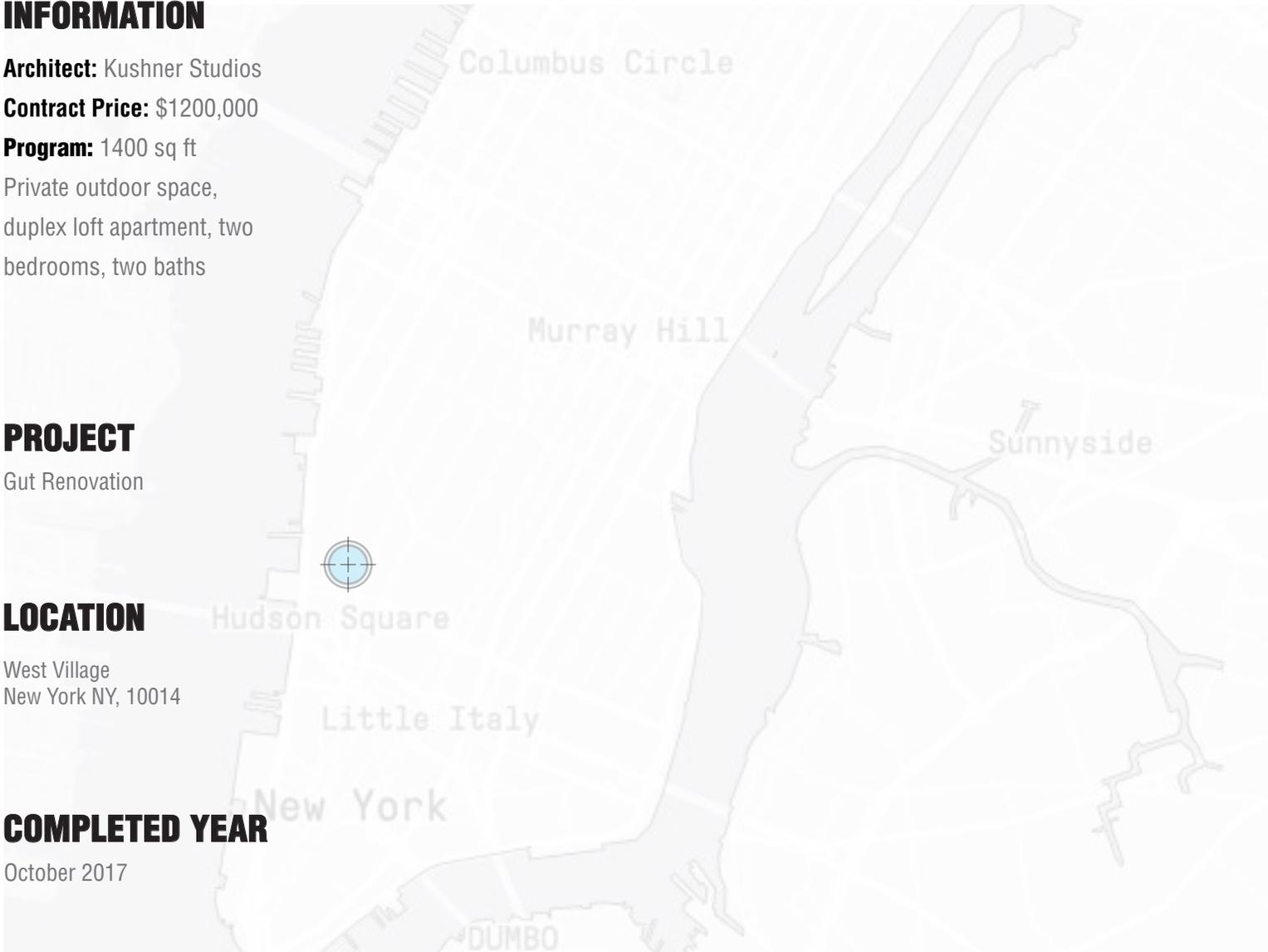
Gut Renovation

LOCATION

West Village
New York NY, 10014

COMPLETED YEAR

October 2017







This singular one of a kind labor of love was a combination of two existing top floor studios with a new mezzanine added. This apartment utilized various materials publically observed in Manhattan, such as subway train doors and other urban-centric materials. The traditional four basic elements: Fire, Earth, Water and Air are used as the main organizing principles of the project. Water for example, is represented by a vertical shower stall surrounded by glass in the mezzanine Master Suite. A sunken plunge pool surrounded by Mexican beach stones sits directly under it to emphasize the water core. Similar iconography is found for the other elements. This project continues to garner critical acclaim as well as, international and local press alike. Construction was an eclectic mixed bag of custom pieces along with off the shelf items. This remains one of the more interesting projects we have accomplished to date.





1.5

60 East 8th St

Manhattan, New York / Interior renovation

INFORMATION

Architect: Jordan Parnass

Contract Price: \$ 826,000

Program: 1800 sq ft

PROJECT

Gut Renovation

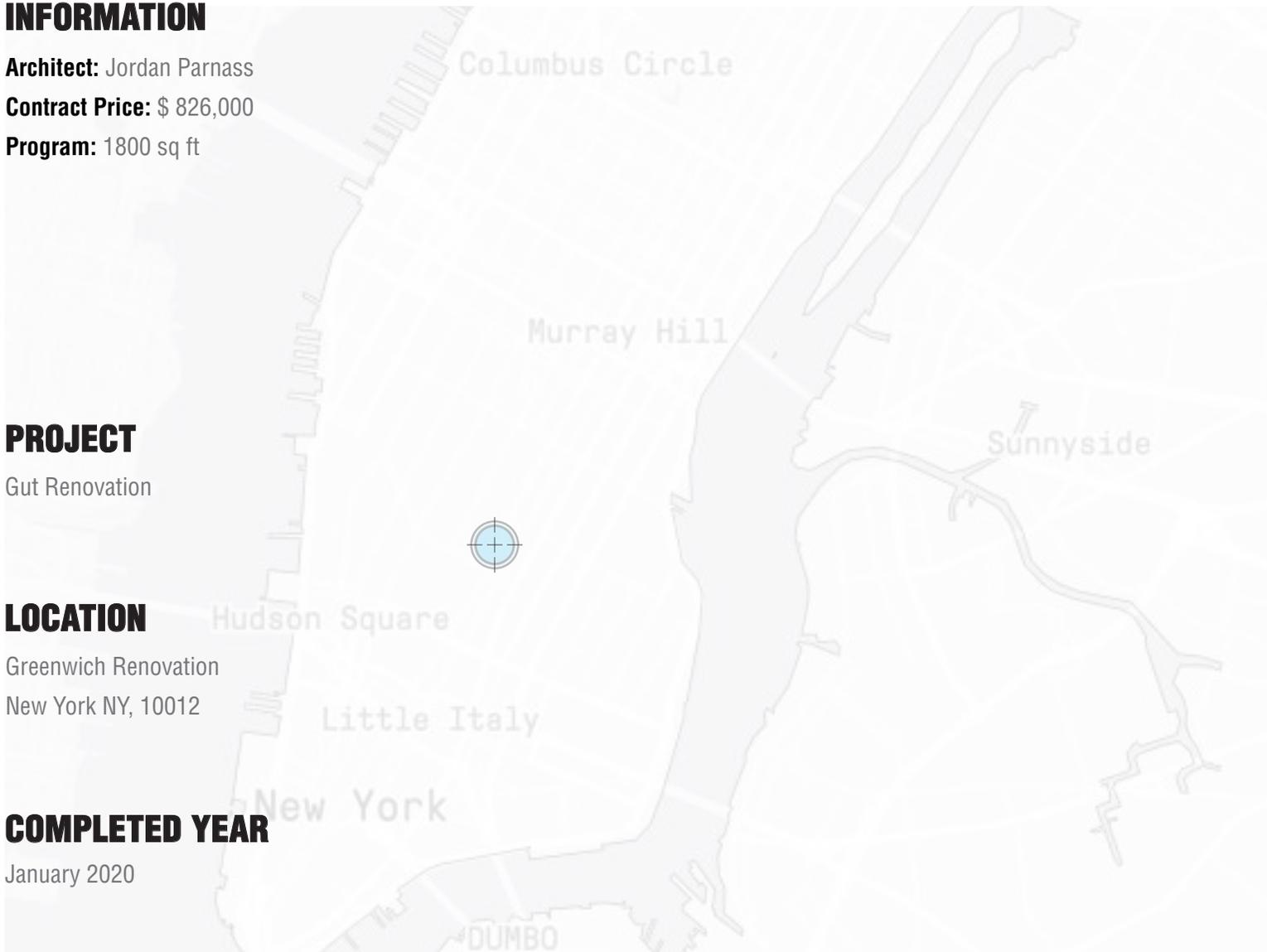
LOCATION

Greenwich Renovation

New York NY, 10012

COMPLETED YEAR

January 2020







This full renovation set on a high floor in one of the few high rise buildings located in the village posed it's own unique series of problems, both logistically and functionally (try relocating a plumbing riser with 20 floors above and below you). However, this well-planned project is exceptional, and we are satisfied with the details and results, just like the client and its architect.





1.6

447 West 18th St

Manhattan, New York / Exterior Renovation

INFORMATION

Architect: Kushner Studios

Contract Price: \$210,000

Program: 900 sq ft

rooftop bar and outdoor kitchen, bulk head addition to penthouse apartment with a terraced roof deck.

PROJECT

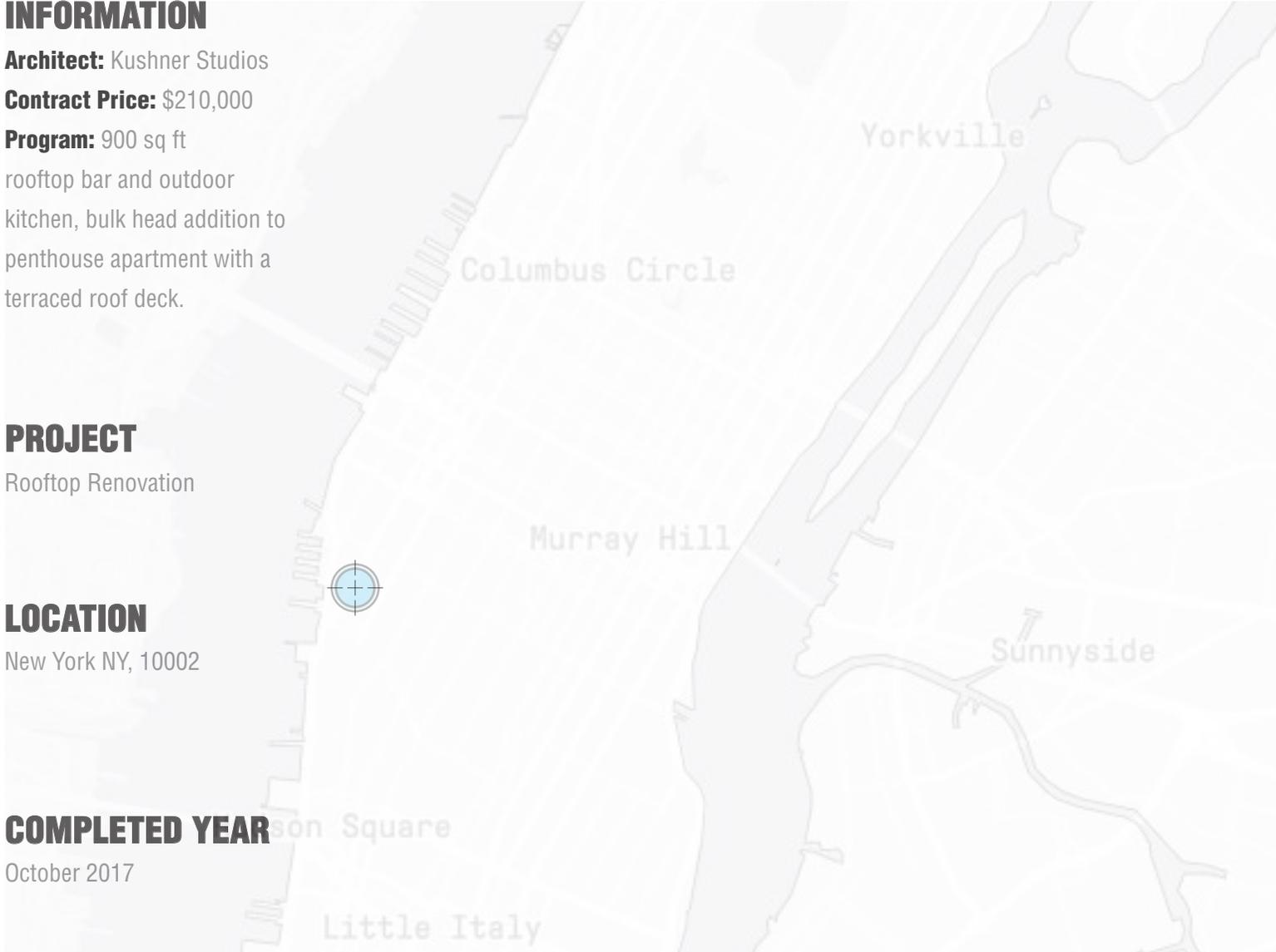
Rooftop Renovation

LOCATION

New York NY, 10002

COMPLETED YEAR

October 2017







This fanciful addition became the natural expansion of a new, luxury modernist condo. Found in the High Line district. Using a common theme of wood, aluminum and glass, this little gem of an addition had all the bells and whistles one would expect. Glass storefront, Ipe wood deck, with custom fabricated planters, an outdoor audio system and an outdoor kitchen feels like it was planned that way by the buildings original architects, which is a credit to all involved.





1.7

250 Mercer St Penthouse

Manhattan, New York / Renovation / Vertical Addition

INFORMATION

Architect: Kushner Studios

Contract Price: \$1700,000

Program: 1800 sq ft

vertical enlargement of existing studio apartment.

Also a rooftop deck and outdoor

PROJECT

Gut Renovation

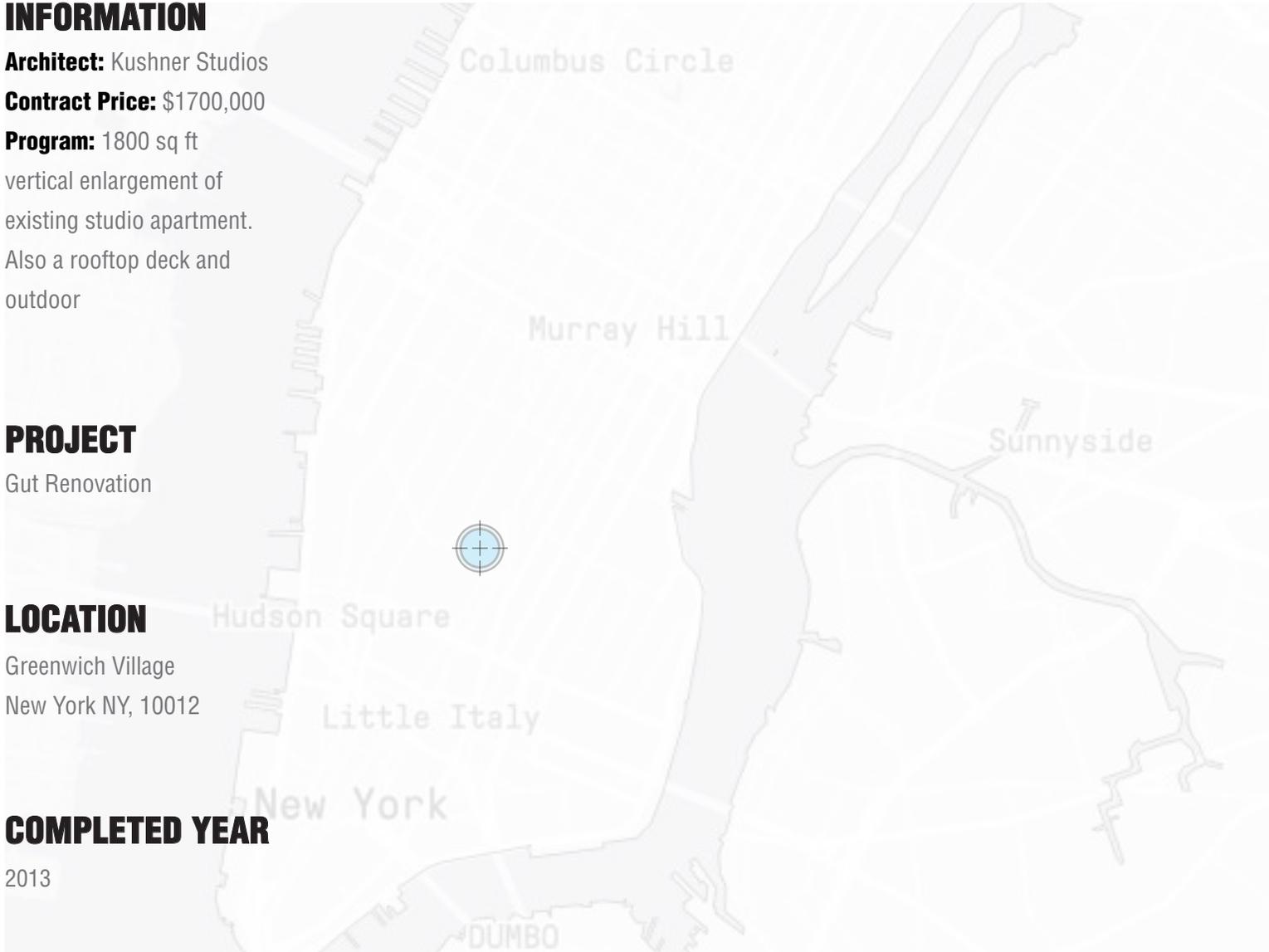
LOCATION

Greenwich Village

New York NY, 10012

COMPLETED YEAR

2013







The new next door neighbor of a successful Rooftop Expansion Project had similar spatial goals and retained our design/build forces to complete their dreams. Taking over the initial Architects work version coupled with navigating the, at times, intractable myriad of agencies, boards and neighbors. We showed that lightning could strike twice and our team produced a meticulous space of refined and restrained opulence and sleek modernism. It is hard to imagine that three toddlers inhabit this space which is a testament to good parenting, as well as good architecture. In the end the clients are left with a lavish triplex in the sky worthy of the envy of every proper urban dweller.





1.8

304 East 65th St

Manhattan, New York

INFORMATION

Architect: Kushner Studios

Contract Price: \$1200,000

Program: 2000 sq ft

Gut Renovation of existing
3 bedroom apartment

PROJECT

Gut Renovation

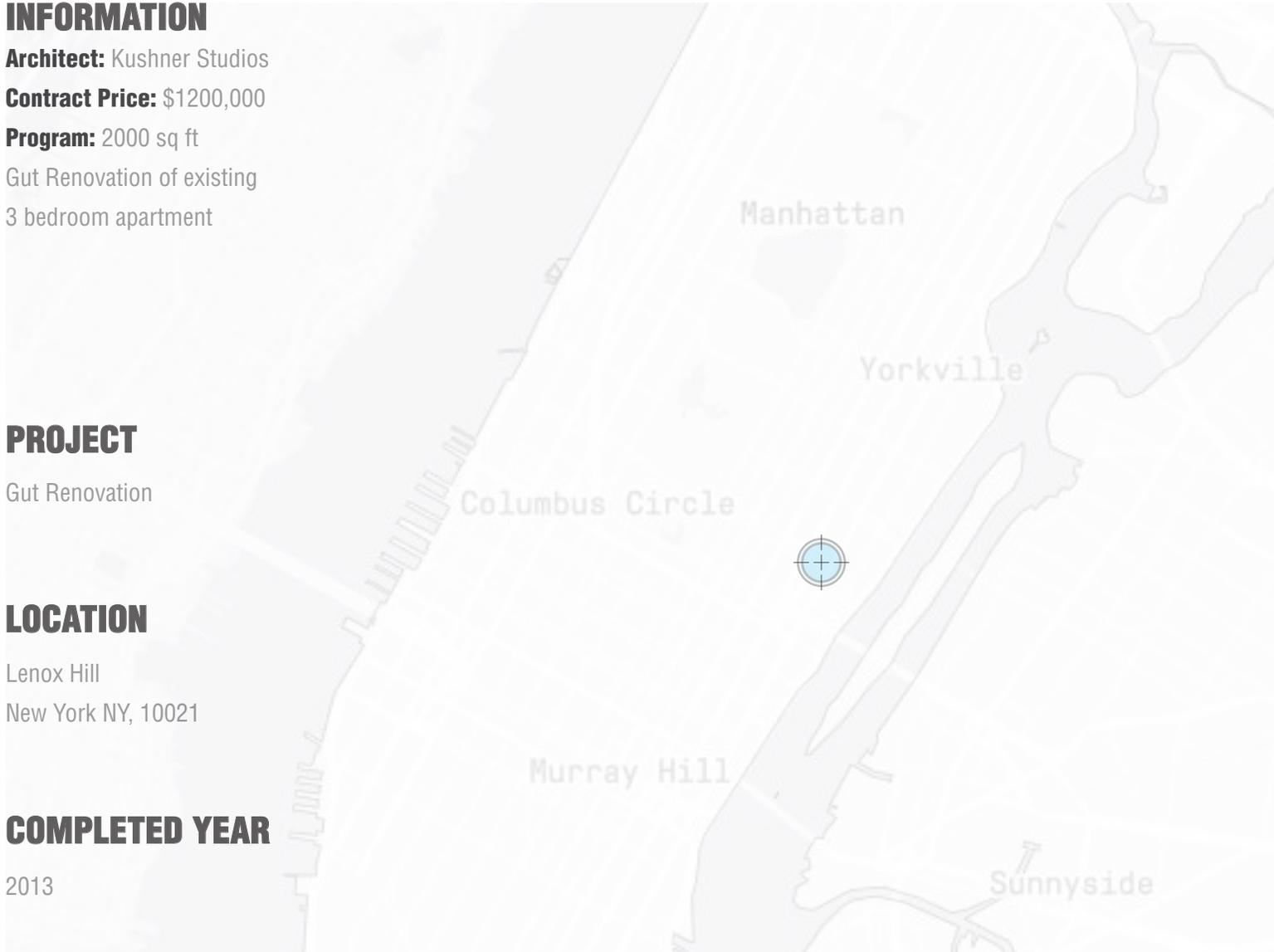
LOCATION

Lenox Hill

New York NY, 10021

COMPLETED YEAR

2013









1.9

67 Franklin St

Manhattan, New York

INFORMATION

Architect: Carlyle Design

Contract Price: \$110,000

Program: 1500 sq ft master bedroom, kitchen, living room renovation, installation of owners art pieces

PROJECT

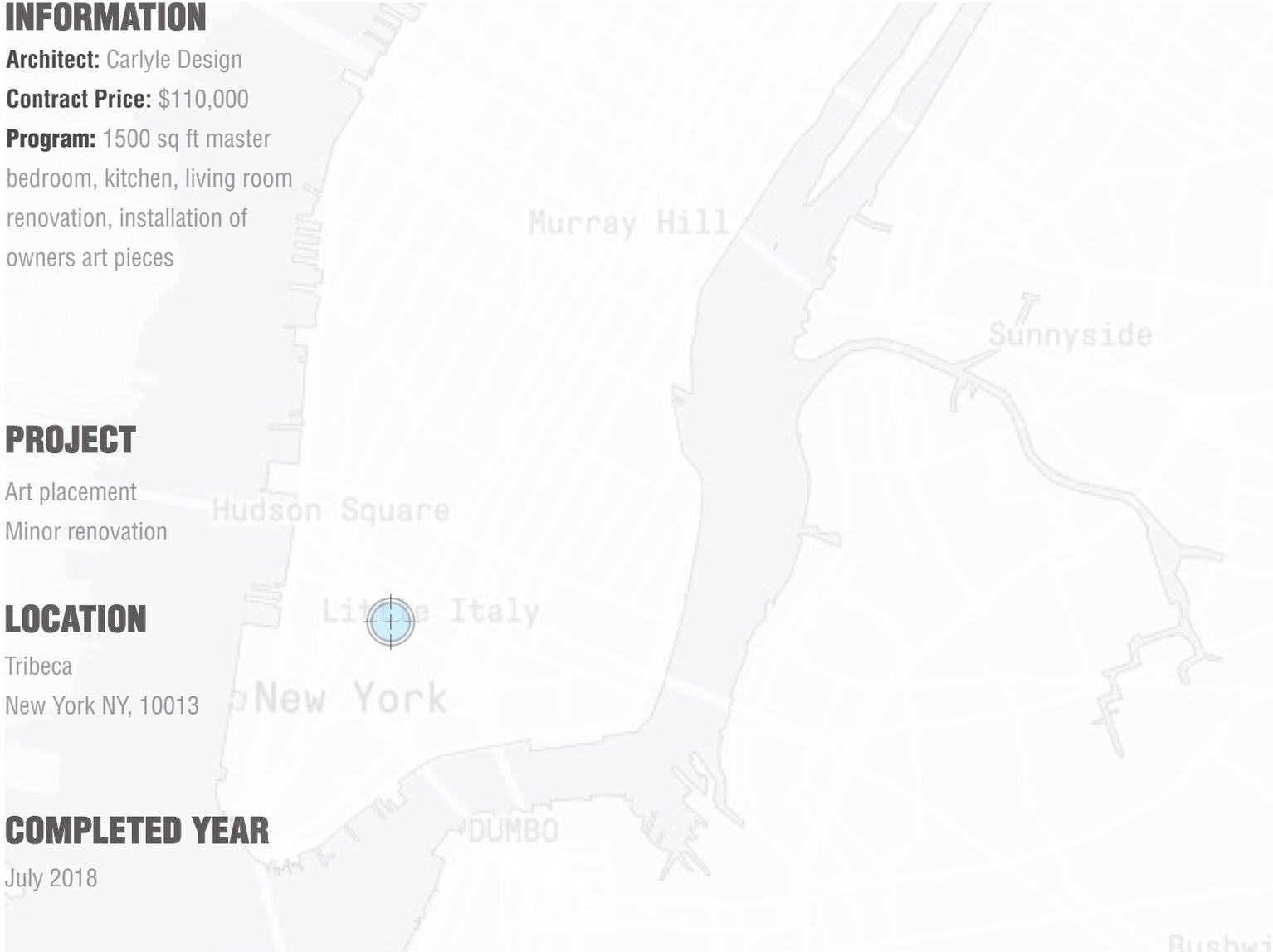
Art placement
Minor renovation

LOCATION

Tribeca
New York NY, 10013

COMPLETED YEAR

July 2018







This project tested our technical and professional skills to their limits as we met the extraordinary standards set by the architects, clients and the NYC Department of Buildings. This building and apartment were designed by internationally renowned architect Shigeru Ban. It seems, “all’s well that ends well” and here the project ended on time and budget with the clients happy and satisfied. Here are some amazing photos to show off both the architecture and our completed work. We are proud to say we brought a level of finish and execution to the project’s completion.



