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## Richter+Ratner completes 45,000 s/f interior fit-out for Xavier H.S.

**MANHATTAN, NY** Construction manager Richter+Ratner (R+R) and architect Beyer Blinder Belle have completed the interior fit-out of Xavier High School's 45,000 s/f Fernandez-Duminuco Hall. The project is located on six floors and the cellar level of a new 25-story, mixed-use building at 35 West 15<sup>th</sup> St. Xavier is a Jesuit college preparatory school for young men founded in 1847 in the Chelsea neighborhood. The school's campus includes six buildings located alongside the Church of Saint Francis Xavier.

"Fernandez-Duminuco Hall is Xavier's first campus expansion in more than 90 years. It has provided our community of nearly 1,100 students and 84 full-time faculty members with state-of-the-art classrooms, large common spaces, and a special emphasis on robotics and music



**Xavier High School's  
Fernandez-Duminuco Hall - Manhattan, NY**

education," said Xavier president Jack Raslowsky, a parent of a 2016 graduate.

"The nine-month-long project called for the construction of a STEAM classroom, ultramodern music facilities, a recording studio, a student project space, and a flexible multi-use area that hosts theater productions and major assemblies. The new facilities are next door to Xavier's existing buildings and are

connected to one of them on floors two, three, and five," said R+R CEO & president Marc Heiman.

Fernandez-Duminuco Hall is located within a larger 170,000 s/f, 330-ft. tall residential condominium tower named 35XV, which was designed by FXFOWLE. The developer, Alchemy Properties, obtained the air rights for the new building from Xavier High School in exchange for locating the Hall inside the new development.

In addition to R+R, Beyer Blinder Belle, and McLaren Engineering, which served as structural engineer for the building connections, the project team included owner's representative Sterling Project Development; structural engineer for the tower Nash Engineering; mechanical, electrical, and plumbing (MEP) engineer AKF Group LLC; and acoustical consultant Acoustic Distinction.

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