

IBA

Consulting & Engineering,
P L L C

New York Office · 20th Anniversary Retrospective

20
Years

Building New York, One Envelope at a Time

2 0 0 6 — — 2 0 2 5

New York Was Always Part of the Vision

When IBA Consultants opened its New York office in 2006, I knew we were stepping into one of the most demanding, uncompromising, and ultimately rewarding building markets in the world. New York doesn't give you anything for free. You earn your place here — project by project, relationship by relationship, floor by floor.

In the ten years since we opened our Florida headquarters in 1996, IBA had grown from a single office into a firm with offices across the country. But New York was different. The scale, the complexity, the sheer density of iconic projects — it called for something special. And over the past twenty years, our New York team has delivered exactly that.

If there is one word that explains how we built this office, it is the same word that explains everything about IBA: relationships. Clients like Extell Development, Tishman Speyer, Related, and the Bronx Revitalization Collaborative didn't just hire us once — they came back, again and again, because they knew that IBA would show up, perform, and protect their investment at every stage.

Twenty years in New York. I couldn't be more proud of what this team has built — and more excited about what comes next.

Mark Baker

PRESIDENT & CEO, IBA CONSULTANTS

The New York Story

THE BEGINNING

BEFORE WE BEGAN · 2005

212 East 47th Street

M I D T O W N M A N H A T T A N , N E W Y O R K

C L I E N T

Extell Development Company

T Y P E

Residential

Before IBA New York was formally established, a single project set everything in motion. Extell Development Company — one of Manhattan's most prolific developers — engaged IBA for building envelope consulting on 212 East 47th Street in 2005. The project went well. Extell was pleased. And it was that relationship, and that confidence, that led directly to the decision to open a permanent New York office in 2006. Twenty years later, Extell remains one of IBA New York's most valued and loyal clients.



2006

Public Infrastructure + Residential

Pier 88 & Aqua on the Ocean

NEW YORK

CLIENTS

Bermello Ajamil & Partners / Turner Construction; Swedroe Architects

The New York office opened its doors in 2006, and its first full year of operation demonstrated immediately the range that would come to define it. Pier 88, brought in through long-standing IBA partner Bermello Ajamil & Partners, introduced the NY team to the world of large-scale public maritime infrastructure. Simultaneously, Aqua on the Ocean, a luxury residential project came through Swedroe Architects, a Miami-based firm and longstanding IBA relationship whose trust in the company's work extended naturally to the new New York office. Together, these two projects set the tone for an office that would serve both the public realm and the private market with equal skill.



2007

Commercial · Extell

Extell West 45th Street

MIDTOWN MANHATTAN, NEW YORK

CLIENT

Extell West 45th Street, LLC

The Extell relationship, seeded by the 2005 East 47th Street project, deepened significantly in 2007 with West 45th Street — a major early engagement and a clear signal that Extell was prepared to trust IBA with their most ambitious Manhattan developments. This project established a pattern that would continue for two decades: Extell building, IBA protecting, both pushing the standard of what New York construction should look like.



2008

Residential · Related Group

Riverwalk Buildings 5 & 6

ROOSEVELT ISLAND, NEW YORK

CLIENT SCOPE

Related Glass/Glazing & Exterior Envelope

The Riverwalk development on Roosevelt Island brought IBA New York into its first major engagement with The Related Group, a developer the IBA Florida office knew well from years of landmark projects in Miami. Buildings 5 and 6 of the Riverwalk complex — positioned along the East River with sweeping views of the Manhattan skyline — presented demanding glass and glazing challenges, with envelope performance critical to both energy efficiency and the buildings' long-term integrity against New York's weather extremes. The project introduced IBA to a new geography within the city and a new chapter in the Related relationship.



2009

Institutional · Tribal Government

Mohegan Tribal Community & Government Center

UNCASVILLE, CONNECTICUT

ARCHITECT

Brennan Beer Gorman Monk Architects

IBA New York's reach extended beyond the five boroughs early in its history. The Mohegan Tribal Community and Government Center in Connecticut — a civic and cultural landmark for the Mohegan Tribe — brought together the demands of government infrastructure with the aspirations of a community investment. Engaged through long-standing architectural partner Brennan Beer Gorman Monk, IBA provided building envelope consulting on a project that carried profound cultural significance: a permanent home for tribal governance, community gathering, and institutional identity.



2010

Residential · Multifamily

Multifamily Residential Portfolio

NEW JERSEY & NEW YORK

CLIENT

Equity Residential / Trammell Crow Residential / FitzGerald Associates Architects / GKV

Around 2010, IBA New York built out a multifamily residential portfolio that demonstrated the office's ability to serve the broader Northeast market. Three projects defined this chapter — each bringing its own envelope challenges and client relationships. In Chelsea, 500 W. 23rd Street — engaged through Equity Residential — brought IBA into one of Manhattan's most design-forward neighborhoods, where building envelope performance is expected to match architectural ambition.

500 W. 23rd Street

Chelsea, NY · iStar Financial



Alexan at Bayonne Bay

Bayonne, NJ · Trammell Crow Residential



Alexan at Riverdale

Riverdale, NY · Trammell Crow Residential



2011

Healthcare

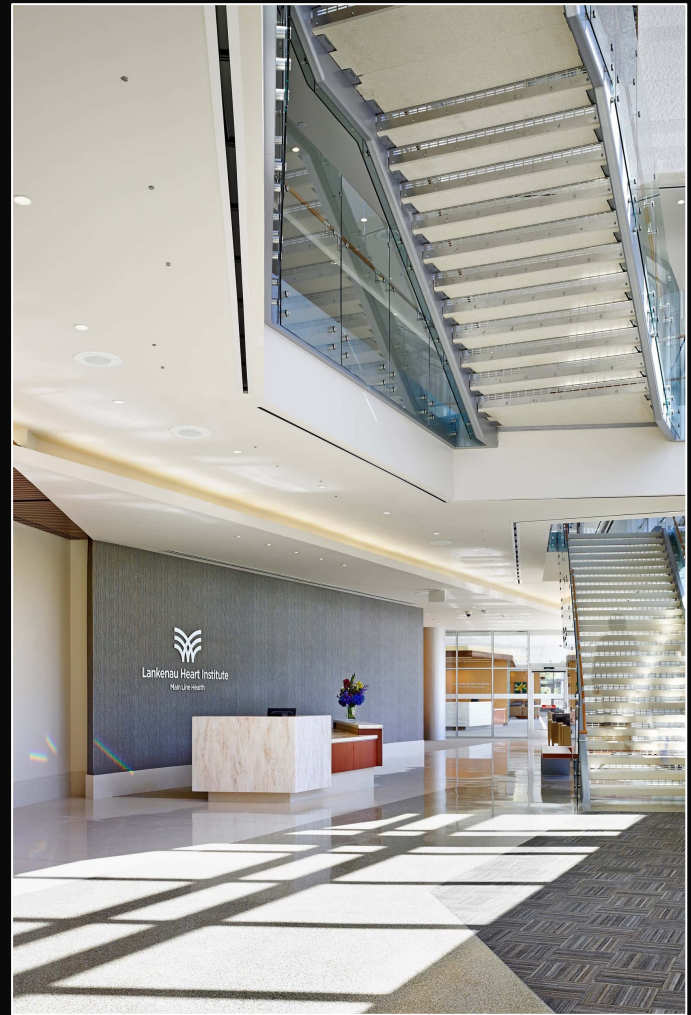
Lankenau Hospital

WYNNEWOOD, PENNSYLVANIA

ARCHITECT

RTKL Associates, Inc.

Healthcare projects represent some of the most demanding building envelope work in the industry. Hospitals operate 24 hours a day, year-round, and their envelopes must perform without fail — protecting patients, staff, and critical equipment from moisture intrusion, thermal failure, and air infiltration. Engaged through RTKL Associates for Lankenau Hospital in Pennsylvania, IBA New York brought the same rigorous consulting approach that had distinguished its work in New York to a new geography, reinforcing the office's position as a resource for the entire Northeast corridor.



2012

Residential · Upper West Side

170 Amsterdam Apartments

UPPER WEST SIDE, MANHATTAN

DEVELOPER ARCHITECT

Equity Residential Handel Architects

170 Amsterdam Apartments stands as one of the New York office's most architecturally celebrated projects. The 20-story building near Lincoln Center features a distinctive exoskeleton design inspired by ballerinas' legs, with floor-to-ceiling windows and one of the most recognizable façades on the Upper West Side. IBA's involvement was integral from the start: according to Handel Architects partner Frank Fusaro, "Mark got behind the design of the exoskeleton immediately. His experience and knowledge helped win the client's approval and his partnership was essential to the success of the project." The building is now considered one of the most architecturally significant structures in the Lincoln Center neighborhood.



Lewis Center for the Arts & Tysons Corner Hotel

TYSONS CORNER, VIRGINIA + PRINCETON, NEW JERSEY

CLIENTS

RTKL Associates / Princeton University

Princeton University's Lewis Center for the Arts stands as one of the most prestigious institutional projects in IBA New York's portfolio — a world-class performing arts complex at one of the world's great universities, where architectural aspiration and envelope engineering had to work in perfect harmony. At the same time, the Tysons Corner Hotel engaged through IBA's continuing relationship with RTKL brought the office into a major hospitality project in one of the East Coast's fastest-growing commercial corridors.

Lewis Center for the Arts

Princeton, NJ · Princeton University



Tysons Corner Hotel

Tysons Corner, VA · RTKL Associates



2014

Hospitality + Institutional

Maryland Live Casino & SUNY CNSEB

HANOVER, MARYLAND + ALBANY, NEW YORK

CLIENTS

Klai Juba Architects / The Whiting-Turner Contracting Company

Two very different assignments in 2014 showed the breadth of IBA New York's expertise. Maryland Live Casino — brought in through IBA's ongoing relationship with Klai Juba Architects — extended the office into large-scale entertainment and hospitality, a sector where the IBA brand was already well established through projects like the Cosmopolitan in Las Vegas. Meanwhile, SUNY's College of Nanoscale Science and Engineering building in Albany required the precision building envelope work demanded by a world-class research facility — where environmental control is as critical as structural performance.

Maryland Live Casino

Hanover, MD · Klai Juba Architects



SUNY CNSEB

Albany, NY · Whiting-Turner



Residential · Extell

70 Charlton Street & 500 East 14th Street

SOHO + EAST VILLAGE, MANHATTAN

CLIENT

Extell Development Company

ARCHITECT

Beyer Blinder Belle Architects

By 2015, the Extell relationship had matured into one of IBA New York's most significant partnerships. Two landmark residential projects that year — 70 Charlton Street in SoHo and 500 East 14th Street in the East Village — signaled that Extell trusted IBA not just with their standard work, but with their most ambitious and visible Manhattan addresses. Both projects demanded exacting curtain wall and building envelope performance befitting their prestigious locations.

70 Charlton Street

SoHo, Manhattan



500 East 14th Street

East Village, Manhattan



Hospitality + Residential · New Jersey

Asbury Park Salvation Army Hotel & Speedwell Avenue Morristown

ASBURY PARK + MORRISTOWN, NEW JERSEY

CLIENTS

iStar Financial / Stonehill & Taylor Architects / Marchetto Higgins Stieve

New Jersey continued to be an important geography for IBA New York in 2016. The historic Asbury Park Salvation Army Hotel redevelopment — a sensitively reimagined landmark on the Jersey Shore — required envelope consulting that respected the building's heritage while meeting contemporary performance standards. The Speedwell Avenue Morristown Phase 2 project brought IBA into an established mixed-use development in one of New Jersey's most dynamic downtown markets, working alongside architect Marchetto Higgins Stieve on a project that would help reshape Morristown's urban core.

Asbury Park Salvation Army Hotel

Asbury Park, NJ · Stonehill & Taylor



Speedwell Ave Morristown Phase 2

Morristown, NJ · Marchetto Higgins Stieve



Institutional + Residential

CNSE ZEN Building & 180 East 88th Street

ALBANY, NEW YORK + UPPER EAST SIDE, MANHATTAN

CLIENTS

The Whiting-Turner Contracting Company; DDG

A second engagement at the SUNY College of Nanoscale Science and Engineering — the ZEN Building — deepened IBA's relationship with Whiting-Turner and with the specialized demands of research infrastructure. On the Upper East Side, 180 East 88th Street with developer DDG brought IBA into a boutique luxury residential project where envelope performance and architectural detail were held to the highest possible standard.

Both projects in 2017 reinforced a theme central to IBA New York's identity: the ability to serve clients across a genuinely diverse range of building types.

CNSE ZEN Building Albany, NY · Whiting-Turner



180 East 88th Street

Upper East Side, Manhattan · DDG



2018

Residential · Luxury Condominiums

1101 Ocean Drive.

ASBURY PARK, NEW JERSEY

CLIENT

iStar Financial

ARCHITECT

Handel Architects

iStar engaged IBA to provide building enclosure commissioning services for the Asbury Ocean Club, a premier ultra-luxury mixed-use development rising 17 stories over the Atlantic coast. The distinctive glass tower features sweeping curved lines and includes 130 luxury condominiums and a 54-room boutique hotel that has since earned a prestigious One MICHELIN Key designation.

IBA's scope included design consulting, inspection and testing of the cladding, glazing, roofing and waterproofing components.



2019

Senior Living · Healthcare

Inspir Senior Living

1802 2nd AVENUE, MANHATTAN

CLIENTS

Maplewood Senior Living / Handel Architects

Maplewood Senior Living — one of the most respected operators of luxury senior residential communities in the Northeast — engaged IBA for a major building envelope assignment in 2019, a year that tested every company's resilience. Senior living facilities, like hospitals, operate without interruption and require envelope systems that perform flawlessly across decades — protecting residents from the elements while supporting the energy efficiency and comfort standards that define the best communities in the sector. The Maplewood engagement reflected the trust a demanding, design-conscious client placed in IBA's expertise.



Rockefeller Plaza Buildings & Radio City Music Hall

MIDTOWN MANHATTAN, NEW YORK

CLIENT

Tishman Speyer Properties

SCOPE

Roofing System Evaluation, Consultation & Inspection Services

Few assignments in IBA New York's history carry the symbolic weight of work at Rockefeller Plaza — one of the most recognized addresses on earth. Engaged by Tishman Speyer Properties, IBA provided roofing system evaluation, consultation, and inspection services across the Rockefeller Plaza buildings and the iconic Radio City Music Hall, a landmark that has presided over Midtown Manhattan since 1932. Roofing systems at this scale and vintage demand a rare combination of technical rigor and institutional sensitivity — the ability to assess and advise without compromising the integrity of structures that belong, in a very real sense, to the cultural fabric of New York City.

Rockefeller Plaza Buildings

Midtown Manhattan



Radio City Music Hall

Midtown Manhattan · Roofing Inspection



2021

Hospitality · New Construction

The Ritz-Carlton New York NoMad | Flag Luxury

1185 BROADWAY, MANHATTAN

CLIENT

SCOPE

Flag Luxury Group Design Consulting, Testing & Inspections

Flag Luxury Group engaged IBA to provide building enclosure commissioning services for their 1185 Broadway project in the heart of Manhattan's NoMad neighborhood. Designed by award-winning architect Rafael Viñoly, the tower rises over 500 feet and features 250 hotel rooms and 16 branded residences with striking views of the Empire State Building and downtown Manhattan. IBA's scope included design consulting, inspection and testing of the cladding, glazing, roofing and waterproofing components.



Belmont Park Arena & Queens Library at Baisley Park

ELMONT + JAMAICA, NEW YORK

CLIENTS

Aecom Hunt / LEVENBETTS

Two civic projects in 2022 reflected IBA New York's growing role in shaping the public realm of the metropolitan area. The Belmont Park Arena, home to the New York Islanders, brought IBA into one of the region's most high-profile sports and entertainment venues, working alongside Aecom Hunt on a building whose performance must meet the extraordinary demands of a large-capacity arena in a challenging Long Island climate. The Queens Library at Baisley Park, designed by the acclaimed firm LEVENBETTS, brought IBA to a deeply community-focused project in Jamaica, Queens — a neighborhood library that serves as a vital civic anchor for thousands of residents.

Belmont Park Arena

Elmont, NY · Aecom Hunt



Queens Library at Baisley Park

Jamaica, NY · LEVENBETTS



2023

Hospitality · Landmark Restoration

Waldorf Astoria

PARK AVENUE, MIDTOWN MANHATTAN

CLIENT SCOPE

DAJIA U.S. Roofing & Waterproofing Consulting and Inspection

The Waldorf Astoria. There is no hotel in America — perhaps in the world — that carries more history, more prestige, or more weight of expectation. The Park Avenue landmark, undergoing a comprehensive restoration and conversion to residences and hotel suites, engaged IBA New York for roofing and waterproofing consulting and inspection — work that sits at the heart of preserving a 1930's Art Deco skyscraper for another century of use. At a building of this significance, waterproofing is not a technical afterthought; it is the first line of defense for irreplaceable architecture.

DAJIA U.S. trusted IBA New York to bring the same rigor to the Waldorf's envelope that the building's legacy demands.



NYCHA BOSTON SECOR

THE BRONX, NEW YORK

CLIENT

Bronx Revitalization Collaborative

The largest single project in IBA New York's twenty-year history is not a luxury tower or a landmark hotel. It is an affordable housing development in the Bronx — proof that the most significant work a building envelope consultant can do is not always measured in prestige, but in impact. The NYCHA Pact initiative, led by the Bronx Revitalization Collaborative, represents the city's commitment to building new, high-quality affordable housing for New Yorkers who need it most. It is IBA New York's single most expansive project — and the one that may matter most to the most people. Building well for everyone is the obligation we take most seriously.



Commercial + Residential · Extell Capstone

570 Fifth Avenue & 655 Madison Avenue

MIDTOWN MANHATTAN, NEW YORK

CLIENT

Extell Development Company

Twenty years after a single Extell project set IBA New York in motion, the relationship that started everything reaches its most ambitious expression yet. Two simultaneous Midtown Manhattan projects in our anniversary year — 570 Fifth Avenue and 655 Madison Avenue, together represent some of the most iconic addresses in the world. Fifth Avenue. Madison Avenue. These are not just streets; they are the very definition of New York. That Extell continues to bring IBA to their most prestigious work, twenty years on, is the greatest testament we can offer to what this office has built.



Twenty Years in New York

A snapshot of the IBA New York office, 2006–2025.

20

YEARS IN NEW YORK

300+

PROJECTS

5

PROJECT TYPES

6

STATES + DC SERVED

"Our whole company has been built on relationships that have become partnerships and that have turned into friendships."

— Mark Baker, President & CEO

The Next Twenty Years

Begin Now

New York has given IBA Consultants some of our most challenging, most rewarding, and most meaningful work. From the exoskeleton of 170 Amsterdam to the Art Deco grandeur of the Waldorf Astoria; from a new-build NYCHA community in the Bronx to the floodlit marquee of Radio City Music Hall — this city has asked us to be our best, and we have answered.

If you are reading this as a client, a partner, or a friend of this office, thank you. Thank you for your trust, your referrals, your collaboration, and your loyalty. The relationships we have built over twenty years are not just the foundation of our business — they are the reason we come to work every day.

We are ready for what comes next. We hope you'll build it with us.

I B A N E W Y O R K

212.232.0224 · ibaconsultants.com

IBA Consultants, Inc.

Building Envelope Consulting · Since 1996

MIAMI, FL

Corporate HQ · 305.594.8950

NEW YORK, NY

212.232.0224

TAMPA BAY, FL

941.932.9060

LAS VEGAS, NV

702.794.4422

SEATTLE, WA

425.451.4950

SALT LAKE CITY, UT

801.210.6687

© 2025 IBA Consultants, Inc. All rights reserved. · ibaconsultants.com