



Statement of Qualifications

Architecture · Structural & MEP Engineering · Fire / Life-Safety ·
Filing & Inspection. A design and engineering practice serving
clients nationally and across the Caribbean.

PWR ENGINEERING DESIGN

We build relationships with our clients based on exploration and discovery — to reveal the *challenges*, the *vision*, and the *need*.

At PWR we believe in the transformative power of construction. Through comprehensive, in-house expertise — from architecture to structural and MEP engineering — we bring ambitious visions to life with innovation, precision, and an unwavering pursuit of quality.

8+

disciplines in-house

17

architects & engineers

50+

projects in design &
construction

80+

years combined
experience

Inside the firm.

A Brooklyn architecture & engineering practice — one accountable team, concept to certificate.

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A single resource, from concept to certificate.

PWR Engineering Design is an architecture and engineering firm uniting visionary architects, structural engineers, and MEP specialists under one roof. We deliver comprehensive solutions for residential and commercial clients nationally and across the Caribbean — merging creativity, functionality, and sustainability.

Because architecture, engineering, fire/life-safety, filing, and inspection all live in-house, our clients move from first sketch to signed-off project with a single, coordinated team — fewer hand-offs, tighter schedules, and accountable results.

FIRM AT A GLANCE

LEGAL NAME

PWR Engineering Design, D.P.C.

ESTABLISHED

2022 · Downtown Brooklyn, NYC

DISCIPLINES

Architecture · Structural · MEP · Fire/Life-Safety · Filing & Inspection

MARKETS

Institutional, Commercial, Residential, Industrial, Adaptive reuse, and Hospitality.

WHY PWR

01 DEPTH OF TECHNICAL EXPERTISE

Hands-on experience with both design and regulatory processes, enabling streamlined project delivery.

03 NATIONWIDE REACH

Rooted in a demanding regulatory environment, PWR brings the same standards to clients across the country.

02 INTEGRATED DESIGN MINDSET

Early coordination and seamless integration of architecture, structure and systems — reducing risk, enhancing value.

04 SUSTAINABILITY & PERFORMANCE

Current best practices, energy-code requirements and sustainable strategies for high-performing buildings.

WHAT WE DO

From state-of-the-art design to optimized engineering.

ARCHITECTURAL DESIGN

Functional residential & commercial spaces balancing creativity with technical rigor.

STRUCTURAL ENGINEERING

Ensuring the safety, durability, and stability of every building we touch.

MEP SOLUTIONS

Optimized mechanical, electrical & plumbing with sustainable, efficient systems.

SPRINKLER & FIRE ALARM

A single resource for fire-protection and life-safety code consulting.

FILING & INSPECTION

Expediting, agency filing, and inspections that keep approvals moving.

DESIGN DEVELOPMENT

Refining schematic concepts into coordinated, build-ready documentation.

THE DIFFERENCE

Every discipline under one roof — so nothing falls between them.

Most projects shuttle drawings between a separate architect, structural engineer, MEP consultant, expeditor, and inspector — and every handoff is a chance for delay, conflict, or finger-pointing. PWR holds the entire scope in-house, so coordination happens in one room, not across five contracts.

01

ONE POINT OF ACCOUNTABILITY

A single team owns the outcome from first sketch through final sign-off.

02

NO COORDINATION GAPS

Architecture, structure, and MEP are resolved together — not reconciled after the fact.

03

FASTER THROUGH THE DOB

In-house filing and inspection keep approvals moving without external waits.

Our Principals



EVAN RAMLOCHAN

PARTNER / PRINCIPAL · ARCHITECT

A founding Principal of PWR, Evan brings an integrative perspective spanning architectural and engineering disciplines — aligning architectural intent, constructability, and building-performance goals. His portfolio covers large-scale residential conversions, hospitality, institutional, and mixed-use developments throughout New York City and across the United States.

A graduate of the New York Institute of Technology (BFA) and founder of JCER Design Consultants, he is recognized for analytical acuity, design integration, and hands-on leadership from concept through delivery.



KEMBA WALCOTT, P.E.

FOUNDING PRINCIPAL · PRINCIPAL ENGINEER

A founding Principal and PWR's Principal Engineer, Kemba leads the firm's technical engineering operations — overseeing structural, mechanical, electrical, plumbing and fire-protection systems design, review and coordination. He has managed engineering design across multiple states and jurisdictions, spanning high-rise residential towers, healthcare and educational institutions, mission-critical infrastructure, and national-scale developments, applying current energy codes, NFPA standards and sustainable systems strategies. Master's & Bachelor's in Engineering, The City College of New York.

LICENSES HELD BY FIRM LEADERSHIP

Professional Engineer — NY (#091145) & GA (#048656), plus AL, CT, FL, MA, NJ, NC, OH, PA & TX · NYC Licensed Construction Superintendent (#26691) · NYC Licensed General Contractor (#623546) · ICC Certified Reinforced Concrete Special Inspector (#010616) · Member, ASCE.

CERTIFICATIONS

KCE, PWR's sister company, holds a NYC MBE (Minority Business Enterprise) certification. PWR's own M/WBE certification is currently in progress.

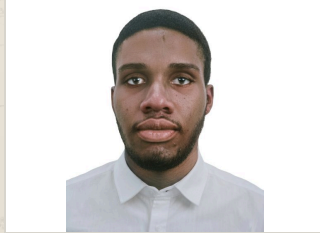
THE TEAM

Seventeen strong.

Architects, MEP engineers, and project specialists who collaborate seamlessly across every discipline.



DEVI PERSAUD-JEONARINE
OFFICE MANAGER



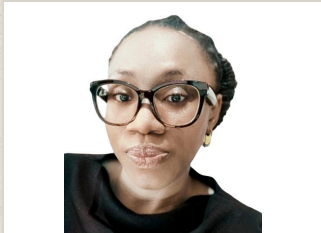
OYELADE OLUWAGBOYEGA
ASSISTANT PROJECT
COORDINATOR & PROJECT
ARCHITECT



DAVID LU
PROJECT ARCHITECT



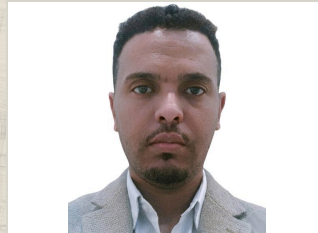
FLORENCE IBECHEM
ARCHITECT



UCHENNA EZENWA
MEP ENGINEER



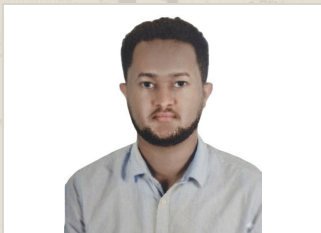
YONAEI TESFAYE
MEP ENGINEER



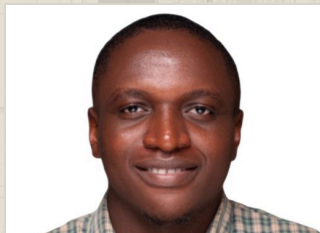
FITSUM G/HIWOT
ARCHITECT



YISA DAVID
MEP ENGINEER



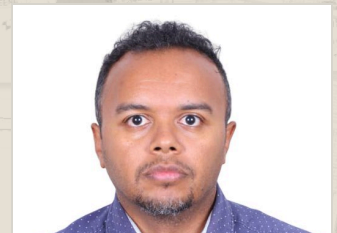
MIKIAS S. LOULSEGED
ARCHITECT



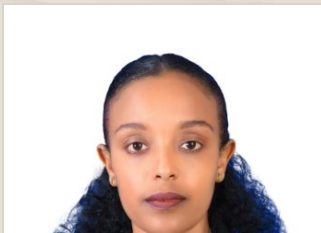
THEOPHILUS KWENEV
ARCHITECT



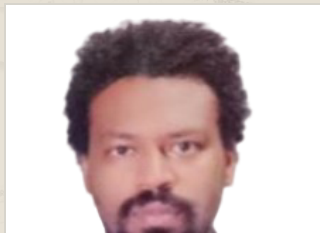
ESKENDER GIRM
ARCHITECT



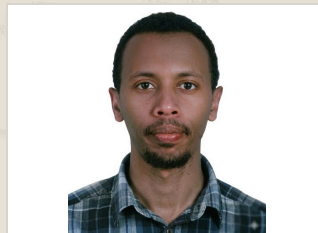
MIKYAS TESFAYE
ARCHITECT



HAYMANOT HAILU
ARCHITECT



ADDIS MACO
MEP ENGINEER



JOSEP GUTA
MEP ENGINEER

A broad, national team.

PWR Engineering Design serves as prime — architecture, structural, and MEP under one roof — leading a multidisciplinary team of specialist firms — structural, FFE, hospitality design, construction management and development advisory — that extends our reach and capacity to projects of any scale, nationwide. Firm leadership holds professional engineering licensure across eleven states — spanning the Northeast and Southeast, including Georgia.

PRIME — ARCHITECTURE · STRUCTURAL · MEP

PWR Engineering Design

Single point of accountability for design, engineering, filing, and agency coordination — concept through Certificate of Occupancy.

SUPPORTED BY A TEAM OF SPECIALIST FIRMS

KCE CONSULTING ENGINEERING, PLLC

STRUCTURAL ENGINEERING · SUB

PWR's sister structural firm — NYC MBE (MWCERT2016-573), NYS MBE (#63611, renewal in progress) & DBE certified; NYS Registered Special Inspection Agency; PE-licensed in eleven states incl. Georgia; \$5M professional liability.

KEY PERSONNEL

Kemba Walcott, PE — Principal · Milad Hallaji, PhD, PE & Michael A. Simons, PE — Sr. Project Engineers

SELECTED WORK

Howard University Residence
DC · Two Herman Place,
Houston · Capital One Block
A, VA · 50 Bowery, NYC

GRANITI VICENTIA

CO-PRIME · FFE&E

Global design & FFE studio serving as co-prime for furniture, fixtures & equipment. Turn-key design-to-manufacturing partner with offices across Venice, Houston, Hyderabad, Europe, Mexico & Asia, delivering hospitality interiors for international brands.

CASE HISTORY

Hard Rock New Orleans · Ritz-Carlton Dallas · Embassy Suites Livonia · hotels in Muskegon, Venice, Columbus & Houston. See pp. 10–11.

JCER DESIGN CONSULTANTS

HOSPITALITY ARCHITECTURE & ID

Licensed architecture & interior-design firm (est. 2013, Brooklyn NY) specializing in the hospitality & hotel sector — ground-up construction, renovations, and brand Property Improvement Plans (PIPs).

FOCUS

Full-service hospitality design across new-build, repositioning & brand-standard renovation programs.

PROJECT DEVELOPMENT

CONSTRUCTION MGMT · ADVISORY

Michael Mowlah & Augustus Moy provide construction-management and project-development support, adding affordable-housing and capital-strategy depth.

DETAIL

See following page for full profiles.

METRO RESOURCES LLC

CONSTRUCTION MGMT · GENERAL CONTRACTOR

Hospitality-focused CM & GC partner (Fort Lee, NJ) — full-service general contracting, model-room installation, FF&E and value engineering for branded hotels.

TRACK RECORD

Hotel programs for Marriott, Hilton, Hyatt, Ritz-Carlton, Westin & Kimpton across 16 states.

EXTENDED TEAM • STRUCTURAL ENGINEER OF RECORD

KCE Consulting Engineering.

PWR's sister structural firm and the team's structural engineer of record. A privately held, certified minority small business in Brooklyn, KCE provides structural design, drawings, and inspections for projects ranging from single-family homes to multi-building high-rise developments — new construction, renovation, and historic restoration alike. Combined, its engineers bring more than 45 years of structural experience.

NYC MBE
#MWCERT2016-573

NYS MBE
#63611 • renewal in progress

DBE
Certified

NY SPECIAL INSPECTION
Registered Agency

CORE STRUCTURAL TEAM

KEMBA C.E. WALCOTT, P.E.

PRINCIPAL ENGINEER

20+ years in design and construction management of commercial, higher-education, residential and religious facilities. Licensed in eleven U.S. states and St. Lucia; NYC-licensed General Contractor and Construction Superintendent; ICC-certified Reinforced Concrete Special Inspector. B.S. & M.S. Civil Engineering, The City College of New York. More than half his design experience is in concrete construction.

MILAD HALLAJI, PHD, P.E.

SENIOR PROJECT ENGINEER

15+ years across transit structures and low- to high-rise residential, commercial and federal buildings; proficient in progressive-collapse analysis, construction engineering and support of excavation. PhD, North Carolina State University; licensed in five states. Adjunct professor at The George Washington University and SEA media-committee member. Experience on buildings 30+ stories and 275,000+ SF.

MICHAEL A. SIMONS, P.E.

SENIOR PROJECT ENGINEER

12+ years in design and construction management of high- and low-rise residential and commercial new buildings and additions. B.S. Civil Engineering, Florida State University; M.S. Civil Engineering, Columbia University. Licensed in New York and well versed in NYC building codes; ACI Concrete Special Inspector. More than half his experience is cast-in-place concrete, on buildings exceeding 30 stories.

Structural project experience.

Representative projects where KCE served as structural engineer of record, or where KCE engineers were integral to the structural design team.

213 THIRD AVENUE

BROOKLYN, NY

ENGINEER OF RECORD

14-story cast-in-place mixed-use, 100,000 SF; full super-structure & pile-supported foundations, concrete shear walls.

348 NOSTRAND AVENUE

BROOKLYN, NY

ENGINEER OF RECORD

7-story poured-concrete boutique rental; 28 units plus cantilevered penthouse and below-grade parking.

HOWARD UNIVERSITY RESIDENTIAL

WASHINGTON, DC

TEAM EXPERIENCE

New 280,000 SF residence; post-tensioned slabs and shear walls, engineered above the WMATA tunnel.

CAPITAL ONE BLOCK A

MCLEAN, VA • 400 FT

TEAM EXPERIENCE

New office building; concrete shear walls, steel truss bridges, PT floors, mat foundation and vibration analysis.

35 COOPER SQUARE

NEW YORK, NY

TEAM EXPERIENCE

12-story multi-use poured-concrete structure; two-way flat-plate slabs, transfer beams and shear walls.

92-77 QUEENS BOULEVARD

QUEENS, NY

ENGINEER OF RECORD

New 5-story mixed-use, ~65,000 SF; gravity & lateral systems, floor/roof framing and vertical supports.

61 NORTH HENRY STREET

BROOKLYN, NY

ENGINEER OF RECORD

6-story residential with basement; full structure, support of excavation and foundations.

TWO HERMANN PLACE

HOUSTON, TX • 380 FT

TEAM EXPERIENCE

32-story luxury residential tower; full 3D lateral system in ETABS, PT floors, wind-tunnel property calcs.

50 BOWERY

NEW YORK, NY

TEAM EXPERIENCE

22-story flat-plate concrete hotel; two-way slabs, transfer beams, shear walls and pile foundation.

77 COMMERCIAL STREET

BROOKLYN, NY • 400 FT

TEAM EXPERIENCE

High-rise tower; 3D lateral-system modeling in ETABS and shear-wall design for strength and drift control.

Kemba C.E. Walcott, P.E.

PARTNER / PRINCIPAL ENGINEER

EXPERIENCE

PWR ENGINEERING DESIGN, DPC — PARTNER / PRINCIPAL 2022–Present

Strategic leadership of firm operations and growth; business development; proposal preparation; contract negotiation; cross-functional project delivery ensuring design excellence, quality, budget and schedule adherence.

KCE CONSULTING ENGINEERING, PLLC — PRINCIPAL 2014–Present

Structural analysis & design of new steel, wood, concrete and masonry structures; DOB plan-approval meetings; feasibility analysis and remediation of existing structures; special inspections and construction oversight; value engineering.

GACE CONSULTING ENGINEERS, PC — PROJECT ENGINEER 2007–2014

Structural design of new steel, reinforced-concrete and masonry buildings up to 20 stories in the tri-state area; MTA plan coordination; reinforced-concrete special inspection; construction administration.

LICENSED CONSTRUCTION SUPERINTENDENT 2015–2016

Planned, coordinated, budgeted and supervised small- to medium-scale residential and commercial build-out and new construction; met all deadlines and budget limits.

EDUCATION

M.Eng., Civil Engineering — The City College of New York, CUNY (2009)

B.Eng., Civil Engineering — The City College of New York, CUNY (2006)

LICENSES & CERTIFICATIONS

Professional Engineer — NY, NJ, FL, CT, MA, NC, OH, PA, TX, AL, GA, Washington D.C. & St. Lucia · NYC Licensed Construction Superintendent · Registered NYC Special Inspection Agency · ICC Reinforced-Concrete Special Inspector · MBE (NYC & NYS) · DBE certified

KEY PROJECTS

92-77 Queens Blvd · 202 N. 10th St · 348 Nostrand Ave · 50 Bowery (20-story hotel) · 35 Cooper Square · 216 Duffield St (23-story hotel)

SOFTWARE & CODES

AutoCAD · Revit · RISA 3D/2D · SAFE · RAM · ETABS · StructurePoint. ASCE 7, IBC, ACI 318/530, NDS, AISC; NYC/NYS/NJ building codes. ASCE member; Chi Epsilon.

Milad Hallaji, PhD, P.E.

SENIOR PROJECT ENGINEER

Senior structural engineer with 13+ years across transit structures and high- to low-rise residential, commercial and federal buildings; specialist in progressive-collapse analysis, construction engineering and support of excavation.

EXPERIENCE

KCE — PROJECT MANAGER

2023–Present

Led structural design & multidisciplinary coordination — 546 Saratoga Ave & 209 3rd Ave, Brooklyn; 8422 Navarre Pkwy, FL; 23370 Perdido Beach Blvd, AL.

STV INC. — SENIOR STRUCTURAL ENGINEER

2022–2023

Amtrak New River Valley stations (two 1,000-ft stations & canopies); HRT Bus Maintenance Campus; Ballston & Pentagon City Metro entrances.

FERNANDEZ & ASSOCIATES — PROJECT MANAGER

2020–2022

Howard University New Residence, DC — PM of 280 ksf building (structural design, BIM, coordination); Capital One rooftop structures.

ARUP — SENIOR STRUCTURAL ENGINEER

2018–2020

Potomac Yard Metro Rail (\$350M design-build); Two Hermann Place, Houston (380 ft); 80 M Street SE mass-timber addition; Alamo Museum, San Antonio.

THORNTON TOMASETTI — SENIOR STRUCTURAL ENGINEER

2016–2018

Capital One Block A (400 ft) & Block C (three 430-ft towers); NIST HQ, MD; CityCenter DC Hotel; Nashville Courthouse.

WSP — STRUCTURAL ENGINEER

2015–2016

Royal Atlantis Hotel, Dubai (620 ft); Reforma 432, Mexico City (950 ft); 77 Commercial St, Brooklyn (400 ft).

EDUCATION

Ph.D. Structural Engineering & Mechanics — North Carolina State University (2015)

M.Sc. Structural Engineering — University of Tehran

B.Sc. Civil Engineering — K.N. Toosi University of Technology

LICENSES

Professional Engineer — Washington D.C., Virginia, Maryland, New York & California. U.S. Citizen.

TEACHING

Adjunct Professor, The George Washington University (2017–present); SEA (DC metro) media-committee member.

SOFTWARE

ETABS · SAFE · SAP · RAM · ADAPT · StructurePoint · ABAQUS · ANSYS · Python · Matlab · Grasshopper · Revit · Rhino · Bluebeam

Michael A. Simons, P.E.

SENIOR PROJECT ENGINEER

EXPERIENCE

KCE ENGINEERING — STRUCTURAL CONSULTANT

2021–Present

QC drawing review for filing & construction; design of floor slabs, decking, joist systems, concrete foundations and beam/column sizing, and lateral-load supports for low- and high-rise buildings; value engineering; shop-drawing review.

CM & ASSOCIATES — PROJECT MANAGER

2018–2019

111 Varick St, NYC high-rise luxury apartments — project management from kickoff through concrete superstructure; subcontractor bidding, scheduling, field-operations and shop-drawing oversight.

GACE CONSULTING ENGINEERS — PROJECT ENGINEER

2012–2017

Structural design of steel, concrete and CMU low- and high-rise buildings across the NY metro (160 E 22nd, 120 W 41st, 133 Greenwich, and more); renovations (Chelsea Market, Industry City); construction administration and Local Law 11 façade work.

EDUCATION

M.S. Civil Engineering (Structural) — Columbia University (2011)

B.S. Civil Engineering — Florida State University (2010)

LICENSES & CERTIFICATIONS

Professional Engineer — New York · ACI Concrete

Construction Special Inspector · TSC 16-Hour Suspended Scaffolding Training

SOFTWARE

Revit · AutoCAD · ETABS · SAFE 8.0/12.0 · RISA 2D/3D · spSlab · spColumn · RAM Structure/Beam/Column · DECON-Studrails · Shape Builder

Development & delivery support.

Senior construction-management and project-development advisors who strengthen the team's affordable-housing, capital-strategy, and execution capabilities.



AUGUSTUS MOY

PROJECT DEVELOPMENT · CAPITAL STRATEGY

A real-estate investment and development executive with 20+ years across direct development, affordable housing, and structured finance — having built and advised on platforms exceeding \$1 billion in cumulative real-estate exposure. His work spans HUD, LIHTC, and public-private capital stacks, with hands-on coordination of municipalities, lenders, and nonprofit partners from predevelopment through stabilization.

REPRESENTATIVE AFFORDABLE-HOUSING WORK

Villas of Solano, Palm Beach County FL — 28-unit affordable townhomes (public-private) · Apopka Townhomes, Orange County FL — 28 workforce for-sale units · Townhomes at Westlake, Palm Beach County FL — 46 affordable townhomes + 48 LIHTC rental units.



MICHAEL MOWLAH

CONSTRUCTION MGMT · OPERATIONS & GROWTH

An owner-operator and operations executive who builds structure around project-based and field operations — estimating, vendor and subcontractor coordination, change orders, scheduling, and quality control. He coordinates owners, finance partners, architects, engineers, contractors, and field teams to move work from concept to execution, with a focus on accountability, documentation, and operating discipline in complex, regulated environments.

FOCUS AREAS

Construction operations & field coordination · vendor / subcontractor management · proposal & commercial strategy · execution coordination across multidisciplinary teams.

Metro Resources LLC.

The team's construction-management and general-contracting partner, specializing in hospitality. Metro Resources delivers full-scope project management — from pre-construction planning through final walkthrough — with strict budget and schedule discipline and deep experience across luxury, branded, and boutique hotels. Its pledge is a value-added partnership that exceeds client expectations at every stage of the build.

PRE-CONSTRUCTION

Design Review

Design Consultation

Scope Development

Budgeting

Scheduling

Value Engineering

CONSTRUCTION

Full-Service General Contracting

Model Room Installation

Sub-Contractor Management

FF&E & Installation

Quality Control

Punch List Execution

NATIONAL HOSPITALITY TRACK RECORD — HOTEL PROGRAMS FOR LEADING BRANDS ACROSS 16 STATES

Marriott · Hilton · Hyatt · Sheraton · Westin · Ritz-Carlton · Fairmont · Wyndham · Residence Inn · DoubleTree · Embassy Suites · Candlewood Suites · Kimpton · The Knickerbocker · Gurney's Montauk · The Bohemian Hotel — with signature renovations at the Garden City Hotel, Hotel Hayden Chelsea, Hyatt Regency Lexington and Hilton Boston/Dedham.

FULL-SCOPE PROJECT MANAGEMENT

Pre-construction planning through final walkthrough, under one accountable team.

HOSPITALITY EXPERTS

Deep experience with luxury, branded, and boutique hotels.

MULTI-STATE EXECUTION

Proven capability to deliver across diverse markets and geographies nationwide.

Graniti Vicentia.

CO-PRIME · FURNITURE, FIXTURES & EQUIPMENT



A global design and manufacturing studio joining the team as co-prime for furniture, fixtures & equipment. Graniti Vicentia delivers turn-key hospitality interiors — from narrative and concept through production, logistics and installation — for international hotel brands, operating across design, engineering and hi-end manufacturing hubs worldwide.

WHERE

Our team is all over the world, we develop projects with separate departments for a versatile approach to reach different excellences.



Selected hospitality work.

A representative selection of branded and independent hotel interiors delivered by our FFE co-prime — spanning heritage adaptation, brand-driven concepts, resort amenities and themed guest experiences.



HISTORIC HOTEL • MUSKEGON, MI

HERITAGE ADAPTATION • GUEST ROOMS & PUBLIC AREAS



HARD ROCK HOTEL • NEW ORLEANS, LA

BRAND-DRIVEN INTERIORS • MUSIC CULTURE NARRATIVE



RITZ-CARLTON • DALLAS, TX

TERRACE LOUNGE • POOL & OUTDOOR AMENITIES



EMBASSY SUITES • LIVONIA, MI

THEMED GUEST ROOMS • AUTOMOTIVE HERITAGE

Regulatory coordination & multijurisdictional compliance.

PWR Engineering Design provides multidisciplinary architectural and engineering services with a strong focus on regulatory coordination across complex approval environments. Our team is experienced in managing filings and design-compliance requirements involving multiple agencies, jurisdictions, and governing codes — including municipal building departments, fire-safety authorities, environmental agencies, and zoning-review entities.

While our primary project experience is concentrated in the New York metropolitan area, we routinely navigate layered regulatory frameworks and coordinate design documentation to meet varying code interpretations, procedural requirements, and submission standards. This experience positions our team to effectively support projects involving multistate or federally funded programs — including those subject to HUD requirements, Section 3 compliance frameworks, and other specialized regulatory overlays.

PWR's approach emphasizes proactive coordination, documentation clarity, and streamlined communication between design consultants and approving authorities to facilitate efficient review and approval outcomes.

AGENCIES & FRAMEWORKS COORDINATED

Municipal building departments

Fire-safety & life-safety authorities

Environmental agencies

Zoning & planning review

HUD & federally funded programs

Section 3 compliance frameworks

Project Experience

Fifty-plus projects in various phases of design and construction across the U.S. and the Caribbean. A selection of ground-up and renovation work follows.

20 Marcy Avenue

MIXED-USE · 3 BUILDINGS
20-26 MARCY AVE
BROOKLYN, NY

THE PROJECT

transforming an existing one-story commercial space into three new mixed-use buildings — coordinating the full path from property subdivision through Certificate of Occupancy, with structural, sprinkler, and agency work delivered in-house.

LOCATION

20-26 Marcy Avenue, Brooklyn, NY

TYPE

3 mixed-use buildings from existing 1-story commercial

SCOPE

Sub-division into 3 lots · Structural plans · Design review · SD 1 & 2 · BPP · Sprinkler plans · DEP X-connection plan · C.O. expediting

Project data.

Representative recent engagements, delivered design-bid-build with structural, sprinkler, and agency work in-house. All completed on schedule and within approved construction budgets.

20 MARCY AVENUE

MIXED-USE · 3 BUILDINGS · BROOKLYN, NY

CLIENT / OWNER

20 Marcy LLC

OWNER CONTACT

Thomas Finnican

CONSTRUCTION VALUE

\$538K

DELIVERY METHOD

Design-Bid-Build

CONSTRUCTION SIGN-OFF

March 9, 2022

PROJECT LEAD

Evan Ramlochan

SCHEDULE & BUDGET

On schedule · within approved budget

SERVICES PROVIDED

DOB-approved plans · subdivision into 3 lots · structural plans · design review · SD 1 & 2 · BPP · sprinkler plans · DEP cross-connection plan · C.O. expediting · design, expediting & construction-management support

202 NORTH 10TH STREET

MIXED-USE · NEW BUILDING · BROOKLYN, NY

CLIENT / OWNER

250 Agent LLC

OWNER CONTACT

Thomas Finnican

CONSTRUCTION VALUE

\$509.6K

DELIVERY METHOD

Design-Bid-Build

CONSTRUCTION SIGN-OFF

August 9, 2022

PROJECT LEAD

Evan Ramlochan

SCHEDULE & BUDGET

On schedule · within approved budget

SERVICES PROVIDED

New 4-story mixed-use building (13,388 SF, 4 units) · full design, structural, sprinkler, agency-coordination and C.O. expediting scope (as 20 Marcy)

52 MARCY AVENUE

NEW BUILDING · 3 STORIES · BROOKLYN, NY

CLIENT / OWNER

251 Grand LLC

OWNER CONTACT

Thomas Finnican

CONSTRUCTION VALUE

Not available

DELIVERY METHOD

Design-Bid-Build

CONSTRUCTION SIGN-OFF

May 21, 2019

PROJECT LEAD

Evan Ramlochan

SCHEDULE & BUDGET

On schedule · within approved budget

SERVICES PROVIDED

DOB-approved plans for a new 3-story building · full design, structural, sprinkler, agency-coordination and C.O. expediting scope (as 20 Marcy)

PROFESSIONAL LICENSURE

KEMBA WALCOTT, PE · PRINCIPAL & ENGINEER OF RECORD

Currently registered as a Professional Engineer in eleven states — including Georgia (PE 048656, active through 12/31/2026) — enabling the team to take on work and coordinate code compliance across the eastern United States and beyond.

NEW YORK	NEW JERSEY	CONNECTICUT	MASSACHUSETTS	PENNSYLVANIA	NORTH CAROLINA
FLORIDA	ALABAMA	OHIO	TEXAS	GEORGIA	

Selected projects.



20 MARCY AVE.

MIXED-USE

3 Buildings

20-26 Marcy Ave · DOB-approved



52 MARCY AVE.

NEW BUILDING

14,863 SF

3 stories · 8 units

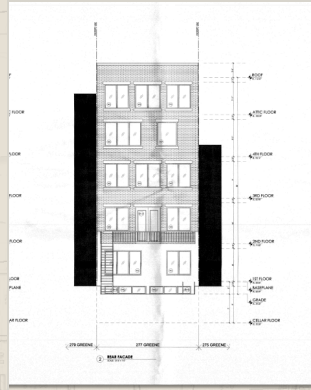


202 NORTH 10TH ST.

NEW BUILDING

13,388 SF

4 stories · 4 units

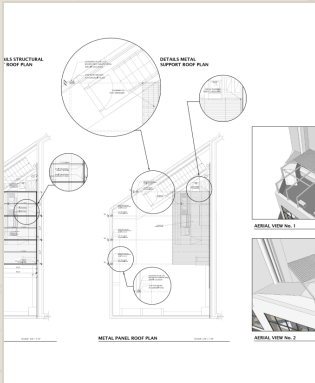


277 GREENE AVE.

NEW BUILDING

9,000 SF

5 stories · 6 units

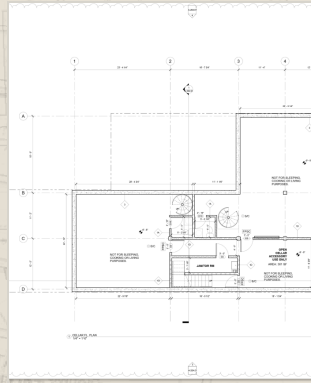


50 WITHERS ST.

RENOVATION

7,247 SF

Existing commercial · 6 units

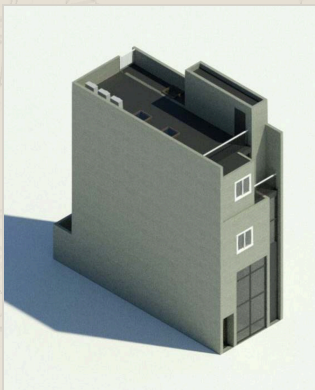


101 PATCHEN AVE.

RENOVATION

7,247 SF

5 stories · 10 units

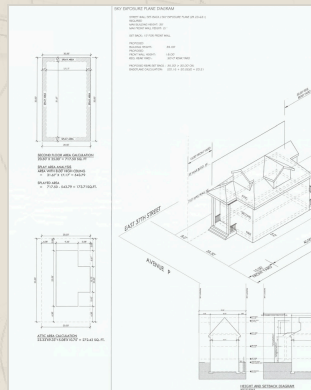


46 BUFFALO AVE.

NEW BUILDING

2,276 SF

3 stories · 2 units



3614 AVENUE PL.

NEW BUILDING

1,707 SF

2 stories + attic · 2 units

AC Hotel Romar Beach

AC HOTEL BY MARRIOTT · 100 KEYS
ROOFTOP BAR & RESTAURANT
GULF SHORES, ALABAMA

THE PROJECT

a 100-room AC Hotel by Marriott in Gulf Shores, Alabama — a beachfront hospitality development crowned by a rooftop bar and restaurant.

LOCATION

Romar Beach · Gulf Shores, Alabama

TYPE

100-key AC Hotel by Marriott ·
beachfront hospitality

SIGNATURE FEATURE

Rooftop bar & restaurant

SELECTED PORTFOLIO

Hospitality & mixed-use.

Hotel, retail, and multi-story mixed-use work spanning New York and out-of-state markets.



RESIDENCE INN BY MARRIOTT

HOSPITALITY · ORANGE BEACH, AL

137 Keys

Riva Sands · 5-story hotel



8 WEST 4TH STREET

MIXED-USE · CINCINNATI, OH

5 Stories

Full building renovation



8 HOWARD

MIXED-USE · BROOKLYN, NY

9 Stories

New building



108 WEST 42ND STREET

RETAIL INTERIOR · NEW YORK, NY

Bryant Park Wine

Interior design & renovation



THE SPACES — UPSTATE

RESIDENTIAL · UPSTATE NY

Multi-Unit

All-units development program



WYNDHAM GARDEN

HOSPITALITY · NORWOOD, OH

Hotel

Gut renovation & rebrand

One firm. endless services.

From first feasibility sketch through final sign-off, PWR keeps the entire scope in-house — coordinating any specialty consultant a project needs along the way.

ARCHITECTURE & PLANNING

Schematic Design · Design Development · Construction Documents · Bidding & Negotiation · Construction Administration · Renderings · Value Engineering & Design Review · Interior Design · Landscape Design · Site Planning · Programming & Facilities Surveys · BIM · Detailed Cost Estimating · As-Constructed Record Drawings

MEP & BUILDING SYSTEMS

Mechanical · Electrical · Plumbing · Sprinkler · Fire Alarm · Energy Compliance · Data & Telecom Design · Cross-Connection / Backflow · Hydrant Flow Test

CONSTRUCTION ADMINISTRATION

Bid Walkthroughs · Bid Leveling & Contractor Proposal Review · Addressing RFIs & Substitution Requests · On-Site Inspections

SPECIALTY CONSULTANTS, COORDINATED IN-HOUSE

Geotechnical · Waterproofing · Acoustical · Asbestos · LEED / Environmental Certification · Site & Utility Surveys

STRUCTURAL ENGINEERING

Structural Design & Drawings · Analysis & Calculations · Evaluations & Reports · Shop Drawings · Foundation Design · Underpinning & Support of Excavation (S.O.E.) · Temporary Platforms & Structures · Special Inspections · Control Inspections · DOB Excavation Forensic & Concrete Unit Resolution

FILING, APPROVALS & SITE

Filing through Agency Approval · Permits & Fees · Variances · Landmarks / Historic Approvals · Transit-Authority Approvals · Pavement & Right-of-Way Plans · Utility & Site Connection (Sewer & Sanitary) · Demolition Filing · Site Safety Plans · Scaffold & Sidewalk Bridge Drawings · Construction Fence · Street Tree · Green Roof · Land-Use / Subdivision & Lot Merger · Civil Engineering

EXPEDITING & PROPERTY RESEARCH

Open Permit Searches · Open Violation Searches & Remediation Services · Certificate of Occupancy Searches · Stop Work Order Remediation (Full & Partial Orders) · Property Record Research

IN-HOUSE DISCIPLINES

ARCHITECTURE

Design through documentation

DETAILS METAL
SUPPORT ROOF PLAN

STRUCTURAL ENGINEERING

Analysis · design · inspection

MEP ENGINEERING

Mechanical · electrical · plumbing

FIRE & LIFE-SAFETY

Sprinkler · fire alarm

FILING & INSPECTION

Expediting · agency approvals

What sets PWR apart.

EVERYTHING UNDER ONE ROOF

Architecture, structural, MEP, fire/life-safety, filing, and inspection — no external hand-offs.

MULTI-JURISDICTION, CODE-FLUENT

Deep familiarity with permitting, filing, and inspection across U.S. and Caribbean jurisdictions.

RESIDENTIAL TO COMMERCIAL

From single-lot infill to multi-building mixed-use developments — scaled to the project.

SUSTAINABLE BY DEFAULT

Energy-efficient MEP that lowers operating cost and environmental impact across every project.

LICENSES, CERTIFICATIONS & INSURANCE

Led by a Professional Engineer licensed in eleven states including Georgia (NY #091145), PWR Engineering Design, D.P.C. is authorized to practice in New York. KCE, PWR's sister company, holds a NYC MBE certification (MWCERT2016-573); PWR's own M/WBE certification is in progress. The firm carries comprehensive insurance — Commercial General Liability (\$1M per occurrence / \$2M aggregate), Professional Liability (\$1M per claim / \$1M aggregate), plus Automobile, Umbrella, and Workers' Compensation coverage.

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architects & engineers, one team

LET'S CONNECT

PWR

ENGINEERING DESIGN

Discover the power of construction excellence with PWR.

OFFICE

325 Gold Street, Ste 604
Brooklyn, NY 11201
Hours: M-F, 8:30-5:30

CONTACT

718 221 4277
info@pwrae.com
pwrae.com

CONNECT

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[pwrengineeringdesign](#)

RECENT PERSPECTIVES FROM PWR

— Real Estate Development: Challenges That Shape Great Projects
— Understanding Cost Factors in NYC Development Planning

— NYC's Local Laws: Why Architects Are Essential
— Building Strong Partnerships Between Architects & Developers

Standard hourly rates.

Standard hourly billing rates for professional services, effective January 1 – December 31, 2026. Project-specific fees are typically proposed as lump-sum or not-to-exceed based on defined scope; rates below govern additional services and time-and-materials engagements.

PWR ENGINEERING DESIGN · ARCHITECTURE & ENGINEERING

ROLE	RATE / HOUR
PARTNER · SENIOR ARCHITECT · SENIOR DESIGNER	\$225
PROJECT ARCHITECT · DESIGNER	\$175
JUNIOR ARCHITECT · DRAFTSMAN	\$125

KCE CONSULTING ENGINEERING · STRUCTURAL (TIME & MATERIALS)

PRINCIPALS, P.E.	\$250
ENGINEER, P.E.	\$220
DESIGN ENGINEER (NON-P.E.)	\$180
CAD OPERATORS	\$65
CLERICAL	\$45

RATES ARE EXCLUSIVE OF REIMBURSABLE EXPENSES (FILING FEES, PRINTING, TRAVEL, AND THIRD-PARTY CONSULTANT PASS-THROUGHS) AND SUBJECT TO ANNUAL ADJUSTMENT. INSURANCE PREMIUMS BEYOND KCE'S STANDARD COVERAGE, WHEN REQUIRED BY CLIENT, ARE NEGOTIATED SEPARATELY.

Certificate of liability insurance.

Summary of coverage in force for PWR Engineering Design, D.P.C. The official ACORD 25 certificate is on file and available on request. Atlanta Housing is included as an additional insured with respect to Commercial General Liability, subject to policy terms and conditions.

INSURED	PRODUCER	CERTIFICATE HOLDER
PWR Engineering Design, D.P.C. 325 Gold Street, Suite 604 Brooklyn, NY 11201-3054	Chadwick Brokerage, LLC 350 Main Street, Suite 1, Bedminster, NJ 07921 Rich Standing · 908 766 6570	Atlanta Housing 230 John Wesley Dobbs Avenue Atlanta, GA 30303-2429

INSURER A · RLI INSURANCE COMPANY · NAIC 13056

INSURER B · CUMIS INSURANCE SOCIETY, INC. · NAIC 10847

COVERAGE	POLICY NO.	TERM	LIMITS
COMMERCIAL GENERAL LIABILITY INSURER A · OCCURRENCE	PSB0010676	5/17/26– 5/17/27	Each occurrence \$1,000,000 · Damage to rented premises \$1,000,000 · Med exp \$10,000 · Personal & adv injury \$1,000,000 · General aggregate \$2,000,000 · Products–comp/op agg \$2,000,000
AUTOMOBILE LIABILITY INSURER A	PSB0010676	5/17/26– 5/17/27	Combined single limit \$1,000,000
UMBRELLA / EXCESS LIABILITY INSURER A · OCCURRENCE	PSE0005240	5/17/26– 5/17/27	Each occurrence \$1,000,000 · Aggregate \$1,000,000
WORKERS' COMP & EMPLOYERS' LIABILITY INSURER A	PSW0005770	5/17/26– 5/17/27	E.L. each accident \$1,000,000 · Disease–each employee \$1,000,000 · Disease–policy limit \$1,000,000
PROFESSIONAL LIABILITY INSURER B	PRB-25-01388-01	5/17/26– 5/17/27	Per claim limit \$1,000,000 · Annual aggregate \$1,000,000

THIS SUMMARY IS PROVIDED FOR INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE HOLDER. COVERAGE IS SUBJECT TO THE TERMS, EXCLUSIONS AND CONDITIONS OF THE POLICIES DESCRIBED. ISSUED BY CHADWICK BROKERAGE, LLC ON THE ACORD 25 (2016/03) FORM.