

FOR NEARLY 30 YEARS

Oaklander, Coogan & Vitto Architects has been designing innovative, quality projects that reflect our sense of community to New York City and the surrounding area.

Our varied clients, who include City and State agencies, non-profit community organizations, educators, corporations and private developers, rely on our dedicated staff to deliver excellent design in personalized buildings that support their goals.

OCV's staff of twenty five is committed to outstanding service at every level. For all projects, a principal heads up a larger team of design and production associates, ensuring our clients consistent responsiveness and ongoing communication. The office's in-house capabilities in conjunction with our long time consultants, guarantee efficient, seamless management of all projects from schematic planning through post-occupancy.

Our design approach at OCV is one that sees every project as unique. Clients turn to us for complex planning solutions that often include diverse programmatic needs. Multifarious sites have led to some of our most challenging and successful buildings. From the addition of a new top floor to house a full service regulation size gymnasium in a landmark collegiate school, to the integration of a three hundred-person cafeteria into a former Wall Street bank vault, OCV develops distinctive solutions for each client.

Since 1990, we remain strongly committed to community development as illustrated through our project history. Within the last five years alone, with the sponsorship of many dedicated not-for-profit developers, we have completed over a thousand units of low and middle income, and supportive housing throughout four boroughs of NY, helping to transform the story of housing in New York City.

Experience with funding agencies and flexibility with varied resources allows OCV to push the limits of design, using authentic, sustainable materials in creative ways.

OCV's commitment to building green is evidenced in our staff as well as our projects. Seven of our eighteen architects and designers are registered LEED AP's. We have a LEED Gold multi-family housing building and two LEED Silver projects, both of which are supportive housing buildings. We designed and built one of the first green roofs on a supportive housing project in Manhattan, offering much needed green recreation space in Chelsea's former YMCA, and are proud to be creators of several more green roofs in middle-income housing rehabilitations in Brooklyn and the Bronx.

OCV Architects' commitment to creating high quality, progressive buildings, has been acknowledged in awards ranging from the American Institute of Architects, to the Supportive Housing Network of NY. With a long history of successful rehabilitations, adaptive-reuse and historic preservation work, we have been recognized by the NY State Historic Preservation Office with multiple awards.

ABOUT OCV



RICHARD VITTO

Richard Vitto received his Bachelor of Architecture degree from the Cooper Union in 1980 and before founding OCV worked at S.I.T.E. and William Vitto & Ira Oaklander, PC in the late 1970s and early 1980s.

For over 30 years, he has been unwaveringly dedicated to designing innovative, sustainable multi-family housing of both new construction and rehabilitation. This passion dates back to 1986 when as a young architect he was a member of the first-prize winning design team of the Inner City Infill Housing Competition sponsored by the Harlem Center for the Arts.

Mr. Vitto's current work focuses on new construction and adaptive reuse that brings green, supportive housing to the numerous communities in need across the City and State. He has designed and executed various housing rehabilitations that include tenant-in-occupancy projects and large-scale homeless housing for non-profit organizations in NYC. As part of his housing work Mr. Vitto has completed numerous community facilities, social service facilities and parks.

LICENSES New York State License
New Jersey State License
LEED AP BD+C

JOHN R. COOGAN

John Coogan began working with Ira Oaklander and William Vitto in 1978 while earning his Bachelor of Architecture at the Cooper Union. He stayed on with Oaklander & Vitto after graduating in 1979 and by 1986 became a founding member of Oaklander, Coogan and Vitto, Architects PC.

He brings to the firm over 30 years of experience designing, renovating and rehabilitating projects of varying sizes and types throughout the City and State. He has been Project Architect for numerous housing developments, single-family homes, corporate offices, restaurants, educational facilities and community centers for a variety of private, corporate, non-profit and government clients.

LICENSES New York State License
LEED Green Associate

SARA ARNOLD

Sara Arnold joined OCV as a partner in 1989, bringing a varied set of experiences to the firm. In 1975 she graduated with a Bachelor of Arts degree from Bennington College and went on to study architecture at the Cooper Union, receiving her Bachelor of Architecture in 1979.

Ms. Arnold built an expertise in housing working at such firms as Davis, Brody Associates, William Vitto & Ira Oaklander, PC, and Hirsh-Danois Partnership in the late 1970s and early 1980s. In the late 1980s, she specialized in corporate interiors and retail stores while at Robert Gersin Associates, where she managed and designed several award-winning stores including the Casual Corner prototype.

Since joining OCV, she has brought a distinctive flair to projects ranging from high-end residential work, to retail and commercial spaces and corporate offices.

Ms. Arnold has been a guest critic in the Architecture Department of Bennington College and a guest lecturer at the Conference for the National Association of Women In Construction (NAWIC).

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OCV IS A **FULL-SERVICE ARCHITECTURAL FIRM**
WITH SPECIALTIES IN GREEN DESIGN, ADAPTIVE REUSE, HISTORIC PRESERVATION, AND
REHABILITATION. WE OFFER THE FOLLOWING SERVICES IN CONNECTION WITH THE
DESIGN AND CONSTRUCTION OF PROJECTS OF EVERY SIZE AND SHAPE

EXISTING CONDITIONS ANALYSIS	<p>conduct a detailed survey of the existing building conditions including all structural, mechanical, and electrical systems, and search for all historically relevant documents</p> <p>prepare an existing conditions report and plans of all floors and building façades</p> <p>assist the client in selecting hazardous materials inspectors and direct the inspection process</p>
SCHEMATIC DESIGN	<p>meet with clients to develop a basic program of their needs and desires</p> <p>develop design schematics based upon this program and provide alternative approaches</p> <p>meet with clients to explain schematics</p>
DESIGN DEVELOPMENT	<p>prepare final design schematic, an initial presentation of finishes, and a detailed scope of work and construction cost estimate for client approval</p> <p>final design development documents will be filed for approval with all agencies having jurisdiction over the project</p>
CONSTRUCTION DOCUMENTS	<p>based upon the client's approval, and incorporating any comments, OCV will begin preparation of the construction documents</p> <p>these include complete plans and specifications addressing all architectural, structural, mechanical, and electrical systems required</p> <p>upon completion these documents will be submitted for approval to all agencies having jurisdiction over the project</p>
BID MANAGEMENT	<p>issue plans and specifications for bid, including line item breakdown sheet for cost comparison</p> <p>conduct a walk through of premises with contractors and answer any questions they may have</p> <p>provide bid analysis and comparison of bidders</p> <p>review the designated builder's contract for construction</p>
CONSTRUCTION	<p>provide on site construction observation as necessary for the phase of work</p> <p>generate weekly Construction Field Reports and review contractor requisitions and Change Orders</p> <p>furnish photographic documentation of any restoration work</p>
PROFESSIONAL STAFFING	<p>one principle and one staff member will supervise all work at every phase</p>
LEED + GREEN DESIGN + CONSULTING	<p>all projects are designed with sustainability in mind, and for those seeking LEED certification, an accredited professional will generate sustainable design and manage the certification process</p>
BUILDING INFORMATION MODELING (BIM)	<p>generation and management of the BIM process through Revit for those projects for which it is well-suited</p>

PROFESSIONAL SERVICES



SPECIALTY SERVICES

LEED + GREEN DESIGN + CONSULTING

founding partner at OCV Architects, Richard Vitto, RA, LEED AP BD+C, knows from over three decades of experience that LEED establishes a high standard for future development, "...but not one we should shy away from," especially for affordable housing where sustainable design creates a building and an environment that serve the population most in need of these benefits

for those seeking LEED certification, an accredited professional will work with you to generate sustainable design at all levels of your project and manage the certification process

for those looking to incorporate green building without LEED certification, efficient design systems, green materials and building techniques, high efficiency appliances and low emissions finishes are crafted to work together in sensitive, attractive designs - an approach that benefits the health of residents, the community and the environment as well as benefitting the bottom line

ADAPTIVE REUSE

another way OCV engages sustainability is through work that reinvents the way we use our existing buildings

some of our most successful projects have been conversions of banks and vaudeville theaters into schools, and warehouses and factories into housing

from property acquisition through design and construction, OCV walks clients through the process of interpreting new ways to live by providing innovative solutions that change our relationships with our built environment

HISTORIC PRESERVATION

from its first days, OCV has been actively engaged in the preservation and restoration of our built environment

from initial assessments through landmark approvals, we have developed the necessary expertise to navigate the complexities of this type of work

our experience and dedication to the conservation of our heritage is evidenced by the numerous Historic Preservation awards given to projects executed by OCV

REHABILITATION

OCV has always placed an emphasis on rehabilitations and renovations

in particular, our work has focused on the importance of sustainability through the maintenance and upgrading of our stock of housing - be it affordable, supportive or market rate - from capital needs assessments through to gut rehabs

<p>2012 FOX POINT BRONX, NY</p>	<p>Outstanding Residence of the Year Award Supportive Housing Network of New York</p>
<p>SERVIAM GARDENS BRONX, NY</p>	<p>Award in Collaborative Design New York Chapter of the American Society of Landscape Architects</p>
<p>2009 221 McKIBBIN STREET INDUSTRIAL CENTER BROOKLYN, NY</p>	<p>Historic Preservation Award New York State Historic Preservation Office</p>
<p>221 McKIBBIN STREET INDUSTRIAL CENTER BROOKLYN, NY</p>	<p>Historic Preservation Award Building Brooklyn</p>
<p>YWCA BINGHAMTON BINGHAMTON, NY</p>	<p>Outstanding Residence of the Year Award Supportive Housing Network of New York</p>
<p>2007 CORNERSTONE RESIDENCE NEWBURGH, NY</p>	<p>Outstanding Residence of the Year Award Supportive Housing Network of New York</p>
<p>CHRISTOPHER RESIDENCE NEW YORK, NY</p>	<p>Outstanding Residence of the Year Award Supportive Housing Network of New York</p>
<p>2006 CLAREMONT PREPARATORY SCHOOL NEW YORK, NY</p>	<p>Private Sector Achievement Award New York State Historic Preservation Office</p>
<p>1999 THIRD CHRISTIAN CHURCH NEW YORK, NY</p>	<p>Excellence in Design Award: Church Design + New Construction</p>
<p>1988 HARLEM INFILL NEW YORK, NY</p>	<p>First Prize, Inner City Infill Competition New York State Council for the Arts</p>
<p>1978 STUYVESANT HEIGHTS CHRISTIAN CHURCH COMMUNITY CENTER NEW YORK, NY</p>	<p>Interior Design Award Architectural Record Excellence in Design for an Educational Facility Award AIA New York</p>
<p>1976 FULTON PARK HOUSING BROOKLYN, NY</p>	<p>Excellence in Residential Rehabilitation Award New York City Real Estate Board, Design + Environment</p>

AWARD WINNING PROJECTS



CLIENTS

331 Canal Realty Corp
Acacia Network
Advanced Technical Management
American Property Finance, Inc.
Archdiocese of New York
B. Jaffe Real Estate Co.
Beulah Housing Development Fund, Inc.
Bowery Residence Committee, Inc.
BronxWorks/Citizens Advice Bureau
Brooklyn Legal Services Corporation
Brooklyn Neighborhood Improvement Association
Bushwick Ridgewood Properties, Inc.
Bushwick Theaters LLC
Camba & Camba Housing Ventures
Cambridge Realty Capital Companies
Casa Betsaida, Inc.
Catholic Charities
Cheever Development Co.
Chelsea Garden Center
Citizens Care Committee
Claremont Children's School, LLC
Clay Cluster Corp.
Clinton Housing Development Company
Common Ground Community
Community Counseling and Mediation
Community Developers, Inc.
Community Renewal
Congregation Habonim
Cooperative Housing Foundation
Corporation for Supportive Housing
Direct Building Management
Dorie Miller Cooperative Apartments
Dormitory Authority of the State of New York
Enterprise Foundation
Essex Capital Partnership
Expeditors International
Fairview Recovery Services, Inc.
Fordham Bedford Housing Corp.
Greenpoint Manufacturing & Design Center
Habitat for Humanity
Individual U. Learning Institute
Jericho Project
Lantern Organization
L & M Development Partners
Madison Square Boys and Girls Club
Marx Development
MetSchools, Inc.
Mid Bronx Desperados
Miracle Makers, Inc.
Mount Hope Housing Company, Inc.
Neighborhood Homes Programs of HPD
New York Center for Child Development
New York Kids Club
Northwest Bronx Community & Clergy Coalition
NTIF Realty
NYC Board of Education
NYC Department for the Aging
NYC Department of Housing Preservation
NYC Division of Homeless Services
NYC Housing Authority
NYC Housing Partnership
NYC School Construction Authority
NYS Division of Housing and Community Renewal
Palladia, Inc.
Phipps Houses
Prestige Realty
Preston High School
Progress for Peoples Development
Prudential Huntoon Paige
Ridgewood Bushwick Senior Citizens Council
Safe Harbors of the Hudson, Inc.
Saint Teresa's Church
Spirit New York
Stuyvesant Heights Christian Church
Supportive Housing Network of New York
The Allied Companies
The Hudson Companies, Inc
Town of Islip Housing Authority
Trinity Church
US Department of Housing & Urban Development
Urban Homesteading Assistance Board
Unit Three Investments
Volunteers of America
Wartburg Adult Care Community
Willoughby RHCC LLC
Yeshiva Derech Chaim
YWCA of Binghamton
YWCA of Schenectady