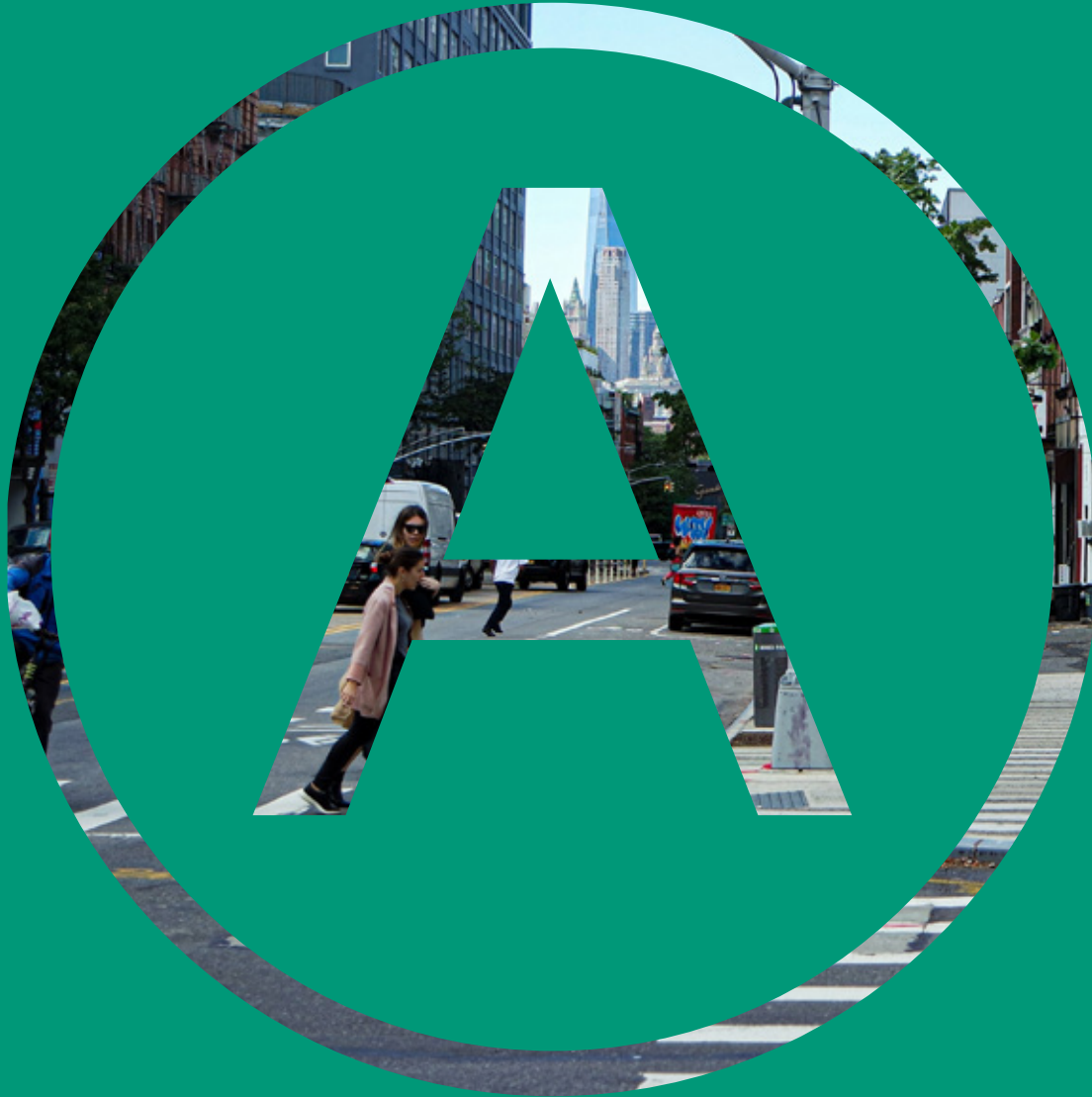


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Capability Statement





Welcome to affect

We are Affect Group — builders at our core, redefining construction and project delivery through craftsmanship, innovation, and collaboration. We deliver projects from concept through completion with full-stack execution offering clients certainty of cost, program and quality.

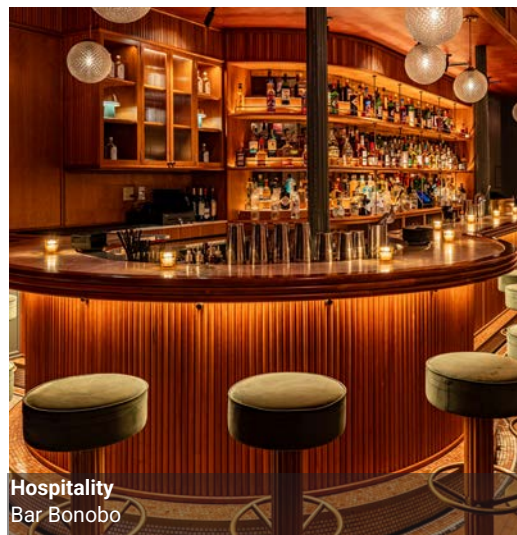
Formed by accomplished specialists with over 20 years collective experience, we blend traditional skill with modern precision to deliver ground-breaking spaces across hospitality, commercial, and residential sectors. Our diverse perspectives bring clarity, control, and creativity to every phase of construction.

Affect Build provides complete construction management, general contracting, and design-build services. As a vertically integrated company, our self-perform divisions Make x Affect and ABM Interiors unite design, fabrication, and installation for seamless execution, tighter cost control, and elevated results.

How a space is built matters, but what it affects matters more.

We Are Builders Thinkers & **Makers.**

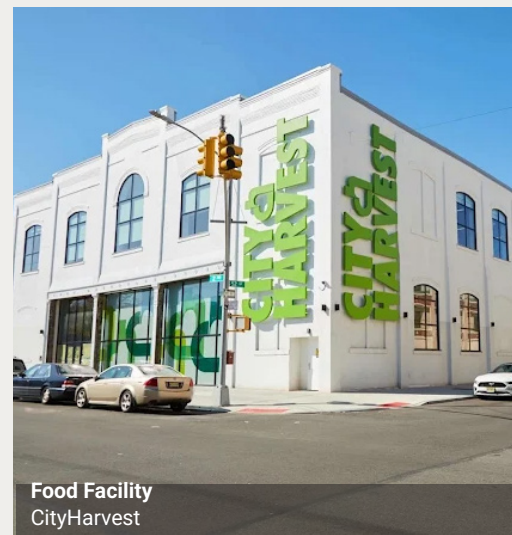
Sectors We Serve



Hospitality
Bar Bonobo



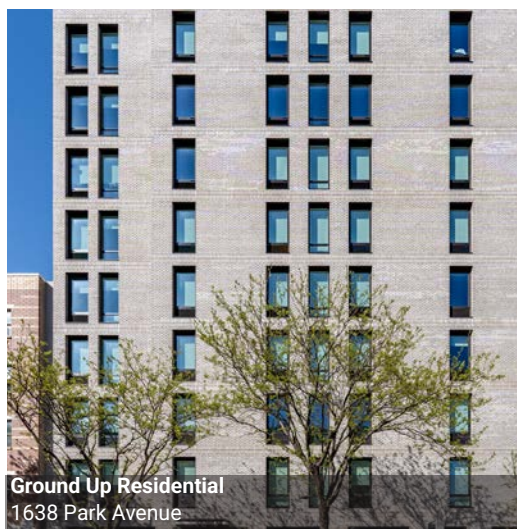
Institutional
New Jersey Boys & Girls Club



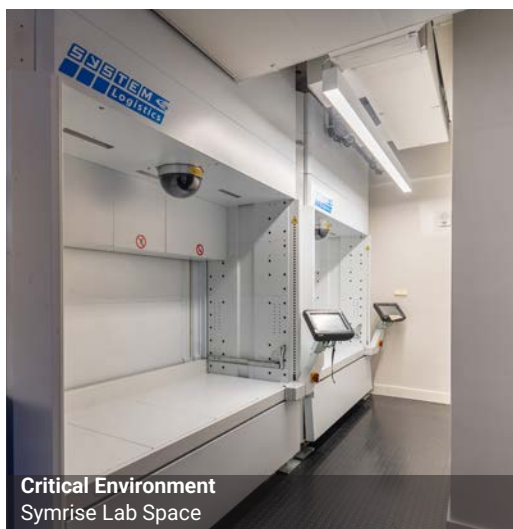
Food Facility
CityHarvest



Healthcare
SiSu Clinic



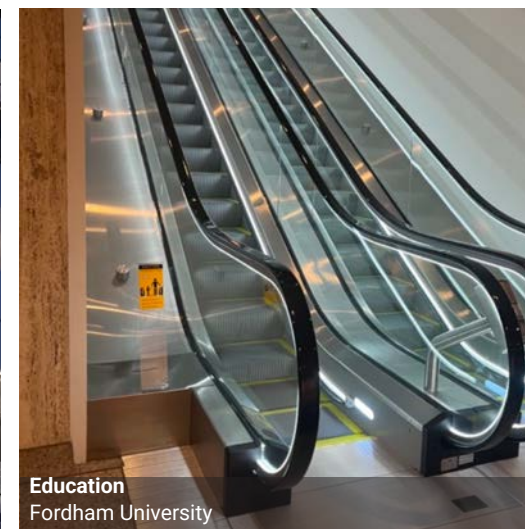
Ground Up Residential
1638 Park Avenue



Critical Environment
Symrise Lab Space



Automotive
Porsche



Education
Fordham University

Approach

With a commitment to creating positive change for the future, our company is built on the solid foundations of hard work, professionalism, integrity, innovation, responsibility, and accountability. We get the fundamentals right, from the responsible and sustainable way the business is managed, to the in-house technical expertise that is applied to every project we undertake.

Early Contractor Involvement

Early engagement brings clearer constructability insights and stronger programme and budget certainty from the start.

Digital By Default

We use advanced digital tools and BIM workflows to streamline planning, design, and delivery, ensuring consistency and continuous improvement.

Efficiency

Early Involvement and in-house manufacturing enhance quality, efficiency, and cost control across our integrated planning, design, construction, and millwork services.

Client-Centered Service

Every project has unique challenges and ROI goals. Our team understands these objectives and plans strategically to meet them.

Quality as Our Touchstone

We build to the highest standards, going beyond compliance with rigorous quality control and consistent alignment to design and client goals.

Technical Thinkers

Our deep technical expertise drives high-quality, innovative solutions. We stay ahead of industry advancements, enabling us to solve complex challenges efficiently and deliver exceptional results.



An aerial photograph of a dense urban landscape, likely New York City. In the foreground, a modern, multi-story white building with a grid of large windows and a rooftop garden is prominent. To its right, a building is under construction, featuring a red steel frame and a green crane. The surrounding area is filled with various other buildings, including older brick structures and modern high-rises. The background shows a hazy skyline with the Freedom Tower visible on the left. The sky is overcast and grey.

Built on integrity.
Driven by collaboration.
Defined by excellence.

Company Structure & Leadership



Cathal Egan
Principal



Bernard McNamee
CEO



Enda Forrey
Director of
Construction



Grant Gagnier
Executive Advisor



Stephen Keany
Director of Millwork



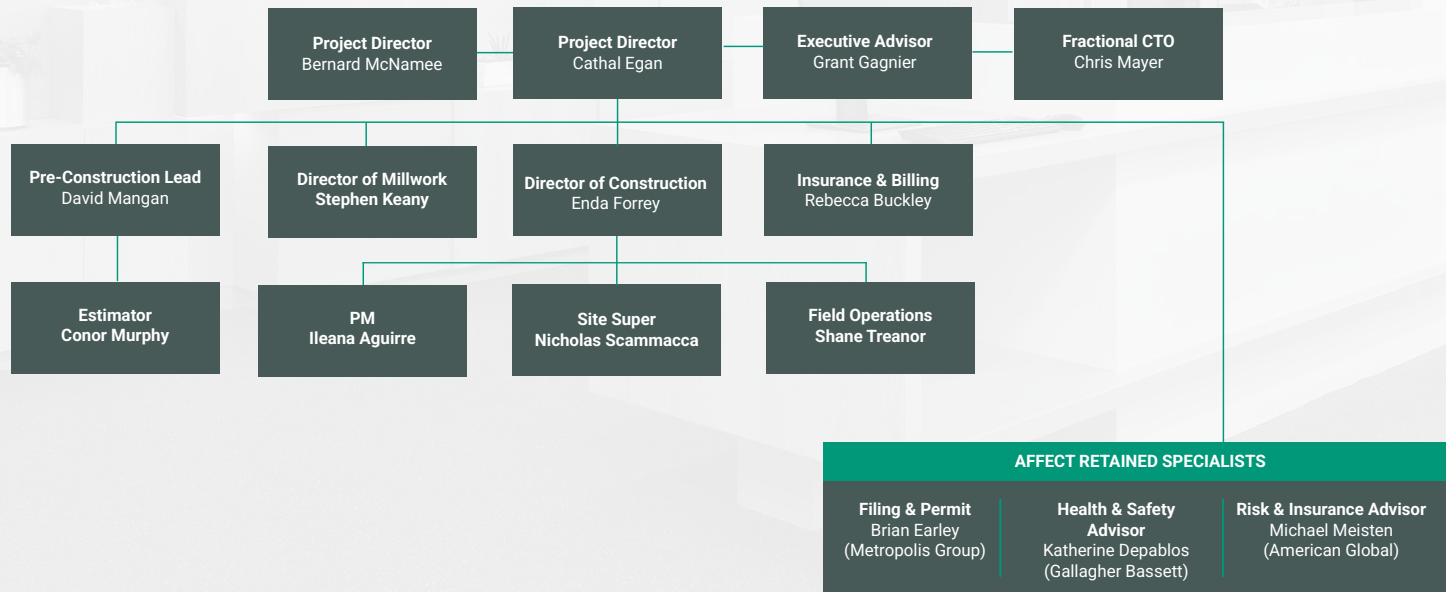
Shane Treanor
Director of Field
Operations

affect | Build

General Contracting & Construction Management

make[®]

Millwork & Fabrication



Our People & Culture

As thinkers, makers, and builders, our technical expertise and continuous growth sets us apart. Our team is made up of skilled and dedicated individuals who bring their expertise and passion to every project.



Relationship Driven

We build strong partnerships with clients and our supply chain, treating everyone with respect, dignity, and openness.



We are Collaborators

We value open communication and teamwork, leveraging shared expertise to spark creativity, solve problems, and strengthening relationships.



We Care

We look out for one another, prioritizing the health and safety of our teams, partners, clients, and communities so everyone goes home safe each day.

The Affect Way.

Our strong moral code which is the force behind our continued success. Our shared standard of excellence that lives through every drawing, every detail, and every delivery.

It's a living principle, a culture, and a commitment:

- We do it once, and we do it right.
- We go the extra mile — because excellence is our baseline.
- We are accountable to each other, our clients, and our community.
- We treat everyone with respect, professionalism, and care — always.
- We lead with integrity, especially when no one is watching.

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Our Services

Affect offers comprehensive construction management, general contracting, and design & build services across various sectors. Our team of experts will work closely with you to ensure a seamless and successful project from start to finish.



Pre-Construction

Our pre-construction planning sets the foundation for successful projects.

We offer comprehensive services including budgeting, scheduling, and risk management to optimize outcomes before breaking ground.

Construction Management & General Contracting

We oversee every aspect of your project, ensuring it's completed on time, within budget, and to the highest standards.

Our experienced team manages all phases of construction, providing expert oversight and coordination.

360 Design & Build

Our 360 delivery model executed by a cohesive project delivery team takes projects from conception to completion.

This supports, cost, program & quality certainty throughout. And by giving our clients a single point of contact, they can be sure we are orchestrating the successful realization of their project.

Virtual Design Construction

We are a future-ready construction company, embracing digital technologies to ensure we are 'Digital by Default'.

Our digital workflows and platforms revolutionize the planning, design, delivery, and management of assets. We support operational excellence with streamlined BIM and digital workflows, leveraging industry-leading technology for continuous improvement.

Modular

We're a specialist modular general contractor in New York City, recognized for partnering with developers, financial institutions, and modular manufacturers as a key delivery partner.

We encourage the adoption of our 360 design & build approach for the delivery of every project. This delivery model is executed by a cohesive project delivery team from conception to completion.

The Traditional Model

Often fraught with delays and cost overruns borne by the client due to the fragmented nature of the delivery process.

The Affect Way of Early Engagement

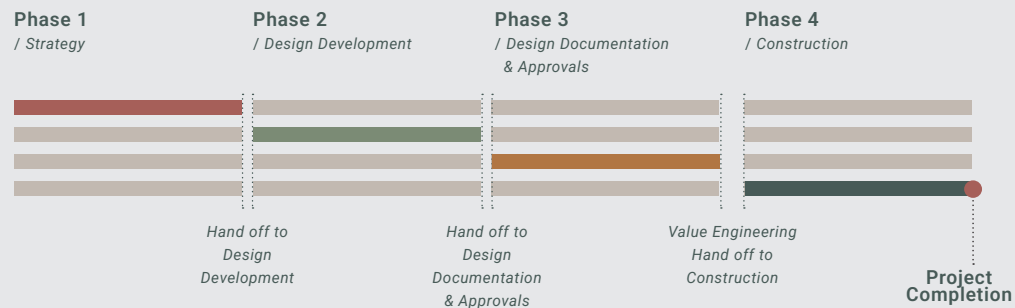
Our single point of management eliminates those gaps by integrating all stakeholders from day one aligning budget, design, and execution through early collaboration.

The result:

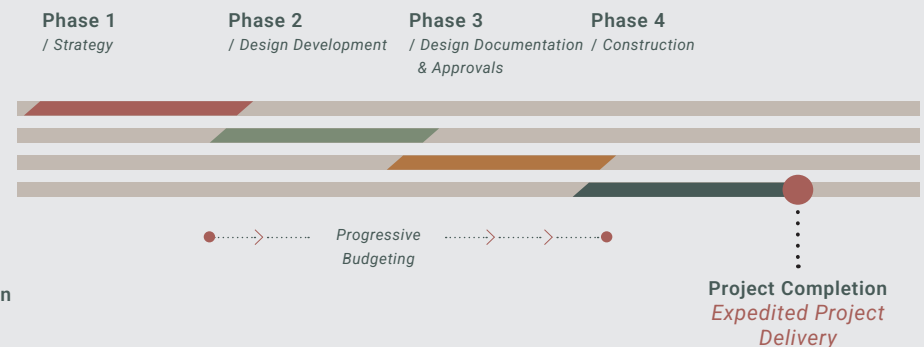
- Reduced risk and rework
- Greater cost and schedule certainty
- Seamless communication and accountability
- Projects that maintain design integrity while maximizing value.



Traditional Design Delivery Method



Our Methodology



Integration is our advantage:
One team. One process. One seamless delivery.



Our In-House Capabilities

Our integrated model unites design, fabrication, and construction. This gives us complete control over quality, schedule, and cost.

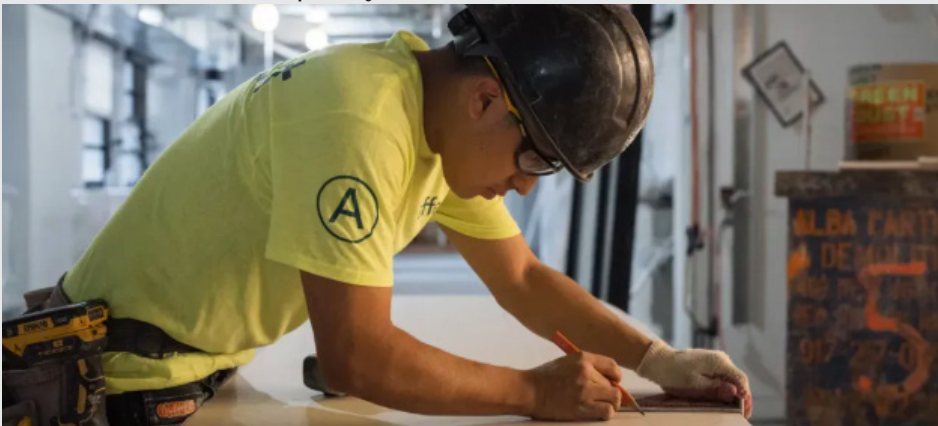
Through Make x Affect, we deliver seamless coordination, tighter timelines, and measurable precision from concept to completion.

make[®]

Make x Affect is our in-house design, engineering, and fabrication studio specializing in high-end millwork for hospitality, commercial interiors, retail, and residential environments.

Combining traditional craft with advanced technology, Make x Affect produces bespoke, precision-built elements that elevate every project.

By coordinating directly with trades in stone, metal, and glass, we provide a single-source solution that enhances efficiency, communication, and quality.



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Our In-House Fabrication

Our 17,500 sq ft manufacturing facility in Yonkers is the operational engine of Make x Affect, combining high-performance production capacity with streamlined logistics support. We produce industry-leading millwork and custom furnishings in-house, coordinating seamlessly with trusted partners in metal, stone, and glass.



Fabrication Facility

Equipped with advanced CNC machinery, high-speed moulders, and beam saws, our facility combines technology and craftsmanship for unmatched precision and efficiency.

Continuous investment keeps our equipment and results at the cutting edge.



Spray shop

Two pressurized spray booths produce customer lacquer, paint, and high-end gloss finishes, blending traditional skill with modern techniques for flawless results.



Assembly Shop

Each piece is pre-assembled and reviewed for fit and finish before site delivery. Giving Designers, Architects and Clients the opportunity to view prior to sending to site to catch any adjustments.



Logistics & Installation

Our dedicated logistics and installation teams manage delivery, setup and on-site integration, ensuring seamless handover, flexibility, and continued after-care support.



Technology

We leverage industry-leading software to connect design, engineering, and production from end to end.

Powered by Innergy and Microvellum, our integrated workflow streamlines engineering, generates CNC-ready files, and ensures precise, efficient fabrication.



Mastery in Millwork:
Transforming Wood into Art

Our Commitment to Safety & Quality



Vision Zero is our commitment to achieving Zero Accidents, Zero Lost Work Hours, and Zero Defects. It defines the processes, controls, and behaviors that guide how we plan and deliver work, ensuring safety and quality are built into every stage of the project.

Through proactive training, rigorous planning, and a culture of accountability, we ensure every person goes home safe and every project meets the highest standards of quality and precision.

Safety and quality aren't byproducts; they're the direct result of disciplined procedures, continuous monitoring, and responsible execution.

That's the Affect standard.

Safer jobsites. Fewer errors. More predictable projects.



Corporate Social Responsibility

We believe success is measured not only by what we build, but by the positive change we create, driving value that extends beyond the project.

We aim to create positive lasting impact on our communities, our people and the environment. Sustainability and social value guide how we work, from responsible sourcing to minimizing waste and carbon impact.

Giving Back

Through volunteering, partnerships, and charitable initiatives, we extend our impact beyond our sites supporting the communities where we live and work.

Delivering lasting impact in every space we build and community we touch.



**Affecting Positive
Spatial Change.**

Digital By Default

We are a future-ready construction company, embracing digital technologies to ensure we are 'Digital by Default'.

Our digital workflows and platforms revolutionize the planning, design, delivery, and management of assets. We support operational excellence with streamlined BIM and digital workflows, leveraging industry-leading technology for continuous improvement.

PROCORE

Our cloud-based project management platform centralizes drawings, RFIs, submittals, and schedules for transparent communication and real-time updates.



A bid management and prequalification system helps our estimating team assess risk and select trusted partners efficiently.



Affect utilizes Revit, Navisworks & Procore for BIM modelling, coordination, and clash detection ensuring design accuracy and efficient collaboration across teams.



Affect partners with select subcontractors to complete full 3D spatial scans of a space for accurate planning, design validation, and lifecycle management.



Our integrated business management and design platform streamlines shop drawing production, project tracking, and fabrication workflows.



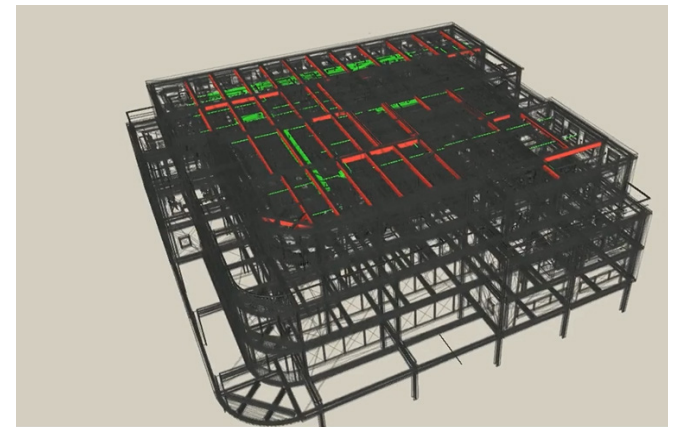
Our design-to-manufacturing software automates drafting, engineering, and CNC output, ensuring millwork packages are produced with precision and cost efficiency.



Our cloud-based 4D logistics tool visualizes sequencing, site planning, and crane operations, enabling faster decision-making through real-time simulation and collaboration.

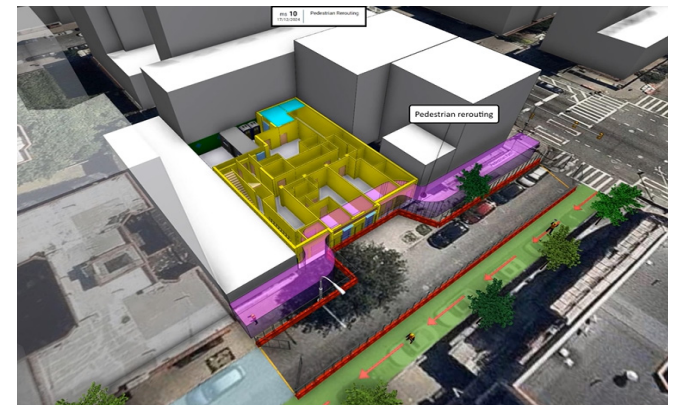


1638 Park Avenue, New York 'Digital Twin'



FULL BIM COORDINATION - DELIVERED

Symrise BIM Model



117th St Logistics Plan - CM Builder Video Simulation

Our Work

Who We Work With

We are proud to collaborate with leading design firms, client representatives, consultants and blue-chip clients across the New York Metro area. Our works spans multiple different sectors including commercial office interiors, retail, hospitality, residential, healthcare, and education. With each project reflecting our commitment to craft, precision, and performance.



Under Construction

CookUnity

COOK X UNITY

10101 Foster Avenue

A 294,000 SF food manufacturing facility delivered in phases.

Phase 2: New production kitchens above an operating plant.

PHASE 2 – SECOND FLOOR
PRODUCTION KITCHENS

ROOF

PHASE 2
SECOND FLOOR

PHASE 1
GROUND FLOOR
(OPERATING)

PRODUCTION KITCHENS

NEW ELEVATORS
AND CORE

SUPPORT SPACES

294,000 SF
TOTAL FACILITY

PHASED DELIVERY
MINIMAL DISRUPTION

PRODUCTION SCALE
FOOD MANUFACTURING

BUILT FOR COMPLIANCE
FDNY + DOHMH

affect

Under Construction

CityHarvest



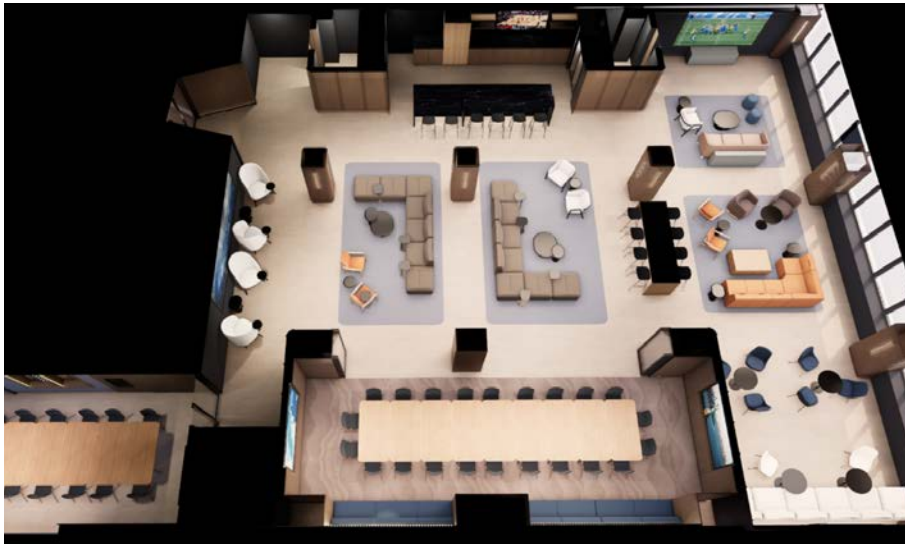
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Under Construction

360 Lex - Amenities

Affect is currently working on a full interior fit-out on the 8th & 20th floors a modern new office building in Midtown Manhattan including a new amenity space, clubhouse, and spec suites.

This will feature a demountable partition system, MEP upgrades, interior finishes and the installation of new pantries and support spaces and the new amenity space on the 8th floor including all new high-end architectural finishes.



Under Construction

Saunalounge

Affect Build is currently under construction on Saunalounge, a wellness and hospitality amenity space in Brooklyn. The project includes sauna rooms, pools, locker rooms, and lounge areas.

The project brings a level of technical complexity, moisture control, ventilation, thermal insulation, and durable material integration all have to perform flawlessly from day one. Affect brings proactive planning and rigorous quality control, ensuring the project is delivered to the standard this brand demands.



Symrise Lab Space

Affect delivered the full build-out of Symrise's new Application Lab at their 505 Park Avenue offices.

The project included the installation of 12 custom-engineered Lab Crafters stations designed to support high-performance fragrance testing and formulation, upgraded HVAC, and structural improvements. All within an occupied office setting, executed with precision and strict environmental standards.



Embankment & Revetment House - Phase I

A multiphase residential project at Embankment & Revetment House in Hamilton Park, Jersey City. We have completed Phase I and are currently working on Phases II and III. This project includes full renovations and MEP-FP upgrades to the leasing office, all amenity and public spaces across both residential buildings.

We provided a full turnkey fabrication and installation solution delivering custom architectural millwork that integrates seamlessly with the interiors enhancing functionality, durability and visual continuity across every space.







11 Essex

Affect recently completed the construction of a 9-story ground-up new residential building at 11 Essex in Manhattan.

With an 18-month construction period on a tight urban site this project requires precision, detailed coordination and planning.





Symrise 16th Floor

Symrise Fine Fragrance has unveiled its newest creative flagship, The Penthouse, located on the 16th floor of its Park Avenue office in New York City.

Affect collaborated with Interior Architects to deliver a space that embodies innovation and creative excellence. Every detail from layout to finish supports an environment design for collaboration and inspiration.



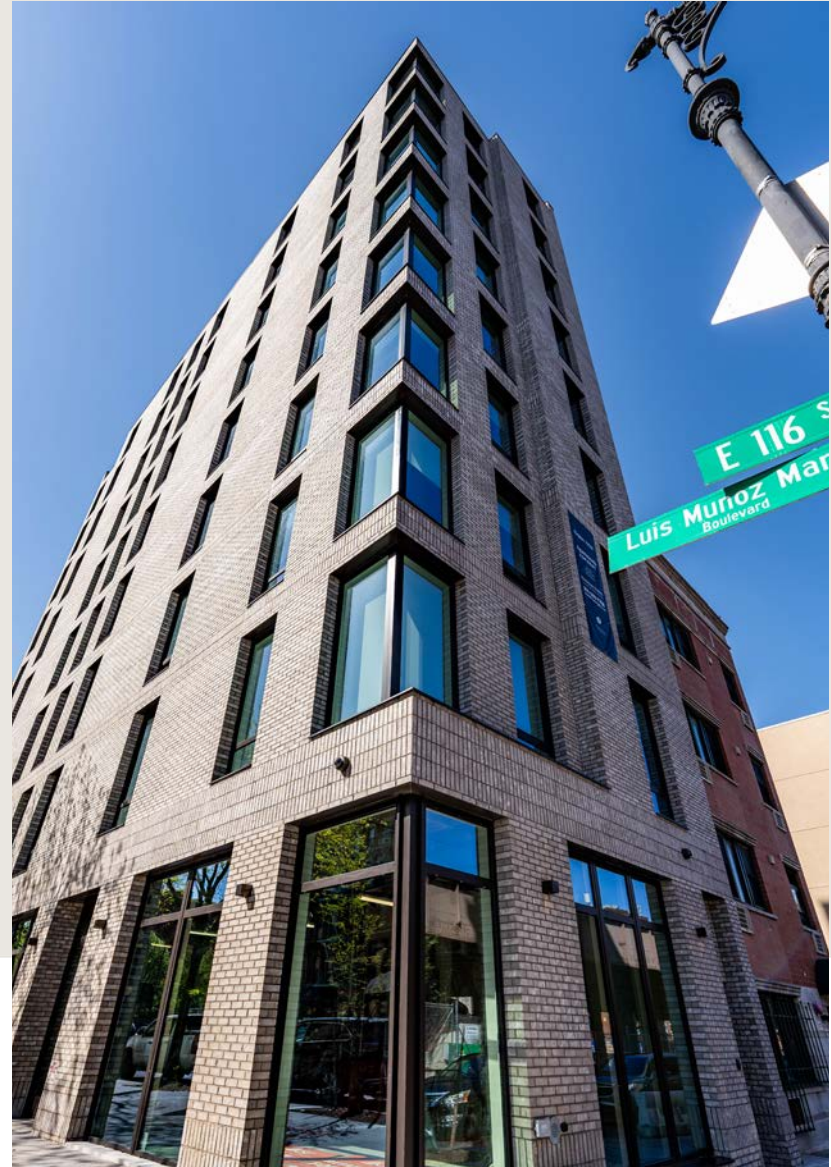


1638 Park Avenue

Affect took on the significant endeavor of constructing a ground-up new residential building at 1638 Park Avenue in East Harlem.

Delivered within 24 months from site acquisition to TCO, this project showcases Affect's strength in managing complex urban development with speed and certainty.







22 Vanderbilt Avenue

Affect delivered an office fit-out with a comprehensive millwork package for the 5th and 6th floor office fit-out at 22 Vanderbilt Avenue, New York City, one of Midtown Manhattan's most prestigious commercial addresses, in collaboration with Fowler Design.

Working closely with the Fowler Design team, our scope encompassed the full interior millwork offering, including custom wall paneling, bespoke reception desks, solid wooden doors, and purpose-built office partitions.





Bartley Dunnes

Bartley Dunnes is a cocktail bar in the heart of New York City, offering art, music, cocktails, and food to its customers.

Affect provided a full design-build transformation of a bi-level cocktail bar in Midtown. featuring bold custom finishes, metalwork and millwork by Make x Affect. A refined, immersive venue blending artistry, music, and craft.





Sir Henry's

Affect Group took on the Sir Henry's project for PMac's Hospitality, transforming it into an upscale hospitality venue.

This project integrated high-end design elements with state-of-the-art engineering solutions, and execution merging luxury aesthetics with functional performance.





Wildflower Bar

Affect Build completed this design and build project with Make x Affect, located directly beneath the iconic High Line in Chelsea, Manhattan.

The Wildflower combines natural charm with refined elegance to create a warm and inviting atmosphere. The result: a warm, vibrant space celebrating Chelsea's creative energy.





Louis Vuitton Café





For all inquiries:
E: info@affect-group.com
or visit www.affect-group.com

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www.affect-group.com
Instagram: [@affect_group](https://www.instagram.com/affect_group)
LinkedIn: [linkedin.com/company/affect-affect/](https://www.linkedin.com/company/affect-affect/)