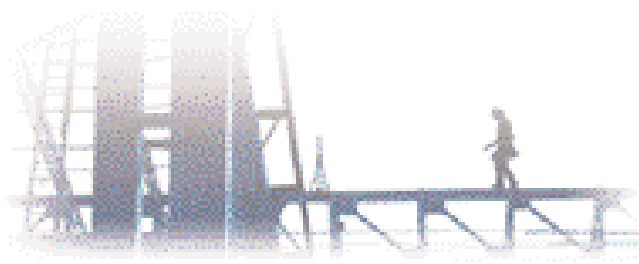




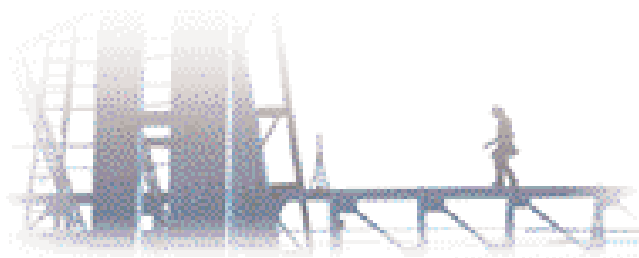
EASTMAN  
CONSTRUCTION

[www.eastmancompanies.com/construction](http://www.eastmancompanies.com/construction)



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## EASTMAN CONSTRUCTION COMPANY, INC.

**E**astman Construction Company, Inc., a full-service construction company, was begun in 1978 with two employees. It has grown steadily ever since, and the growth can be traced to three elements: our high standards of achievement, the broad variety of construction services we offer, and the employment of people with the highest levels of accomplishment. Our experience, professionalism, and construction planning skills, along with our close associations with professionals throughout the construction industry, enable us to provide our clients with state-of-the-art construction services.

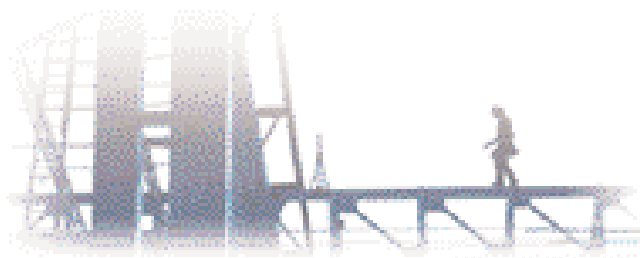
Eastman Construction Company is staffed with experienced personnel capable of handling large or small projects and doing so at extremely competitive prices. Our team of construction professionals continually exceeds our customers' goals.

A list of our projects and clients shows our ability and versatility. We have worked on various educational and institutional projects over the years, including The Children's Institute in Verona, Cerebral Palsy's Horizon School in Livingston and the YMCA Peanut Shell Daycare Center in Livingston, NJ.

In the healthcare arena, our team of professionals recently completed renovations at Union Hospital and for the Saint Barnabas Mental Health Facility. We have also done work in Cardiac Catheterization Units, CAT and MRI Units.

We have completed buildings for Alfa Wasserman; American Hospital Supply Company, Inc.; Analysts, Inc.; Sheraton Hotels, General Accident Group; Gulton Industries; Doubleday Publishing; and Bargel Trucking. We have constructed office buildings in Millburn, Florham Park, Raritan Center, Edison, and Livingston, New Jersey. One of our larger projects was the 385,000 square foot headquarters for Bell Communications Research (Bellcore) in Livingston. We completed this \$42,000,000 facility in 11 months.

Other Livingston-area projects include the 160,000 square foot Eisenhower Plaza I and Plaza II, a luxury office complex that serves as the headquarters and offices for such firms as Wiss & Co., Emar & Co., and USF&G. Eastman also constructed Riverside Plaza, a 52,000 square foot office building, and the Regent Street Office Park, which consists of five one-story office buildings that total 160,000 square feet and includes a daycare center.

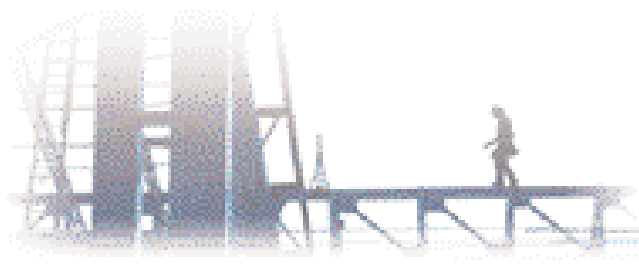


## EASTMAN CONSTRUCTION COMPANY, INC.

Eastman completed build-to-suit facilities for Cardinal International (at the Riverview Tech Center), the Wayne, NJ glass importer; and Central Paper Co. in Newark, one of the largest paper distributing companies in this region.

Our extensive retail knowledge can be seen in such projects as The Styertowne Shopping Center Major Rehabilitation and The Village at Livingston, which boasts a 45,000 square foot Grand Union as the anchor tenant; and Circle Plaza, a 20,000 square foot shopping center. With the completion of a 105,000 square foot Pathmark-anchored shopping center in one of Newark's Urban Enterprise Zones, Eastman demonstrated its success in working under incredibly tight time constraints. On this project, from the receipt of final permits to opening day, Eastman completed Pathmark's construction in a mere 4.5 months.

Eastman also engages in interior renovations and refurbishments. We perform ongoing alterations and tenant fix-ups. We have built or refurbished over 500 buildings, ranging from 1,000 to 400,000 square feet, for civic, educational, healthcare, office, industrial, or retail use. We have also completed work for Prudential; Kentucky Fried Chicken, a subsidiary of PepsiCo, Inc.; Trane and Co.; Chrysler First; GMS Group, a subsidiary of Gruntal & Company; General Accident; Grand Union; Saint Barnabas Medical Center; and the Alan Sagner Companies.



## COMPANY PHILOSOPHY

**A**t Eastman, we dedicate ourselves to providing construction services that surpass our customers' expectations. We do this by completing projects on time with the highest level of quality, and by adhering to our philosophy, which is: Be prepared to sign your name to the finished product. Other elements of our philosophy are:

### *Be Accountable*

Our reputation and quality standards exceed those of other general contractors, and we're proud of this fact. Much of it is due to our emphasis on accountability. We hold ourselves accountable, and we expect our customers to hold us accountable as well.

### *Insist on Quality*

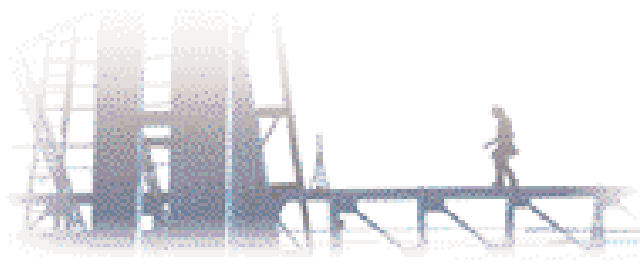
At Eastman, we emphasize quality in every aspect of the construction process. For this reason, we do not just adhere to the legal requirements that pertain to site operations; we respect the safety of our employees and subcontractors. At the same time, we insist on quality in the planning, coordination, and execution of the finished product.

### *Meet Exacting Timelines*

Quality construction demands close coordination to meet today's exacting time schedules and to stay within tight budgets. At Eastman we exercise absolute control when scheduling on-site material flow, subcontractors' efforts, and the use of specialized equipment and skilled labor. We do this so that our customers can more easily relocate their work force or meet their own customers' needs. Achieving completion times is always a paramount concern at Eastman.

### *Work as a Team*

From the beginning of each project, we work with the client, the client's internal project team, the architect, the engineers, and a host of other professionals and officials. Keeping the team up to date and on point ensures quality jobs. A good team needs good management, and frequent team meetings are often the key to success.



## SCOPE & SERVICES

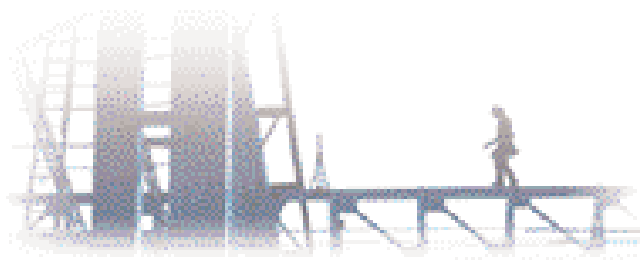
### CONSTRUCTION MANAGEMENT

As Construction Manager, we will oversee your project from pre-construction through to completion. For clients who prefer a Construction Management approach to their projects, Eastman offers four decades' worth of experience in handling the estimating, scheduling, and project engineering.

The Construction Manager's purpose is to attain maximum savings and ensure a strong return on a client's construction investment. While projects should work within established time constraints, be flexible and attractive, we believe that projects should keep future needs in mind as well.

Our team will assist you in all areas of planning and construction. Our responsibilities include:

- ◆ Defining project objectives
- ◆ Reviewing plans and specifications
- ◆ Developing preliminary budgets
- ◆ Utilizing value engineering
- ◆ Planning the project and scheduling construction
- ◆ Organizing job and project meetings
- ◆ Supervising construction
- ◆ Qualifying, coordinating, and supervising prime and trade contractors
- ◆ Developing and maintaining a reporting system
- ◆ Procuring long-lead items
- ◆ Managing order changes
- ◆ Processing trade and contractor invoices and payments
- ◆ Gaining necessary permits and approvals
- ◆ Selecting or reviewing the site
- ◆ Ensuring that completion deadlines are met



## SCOPE & SERVICES

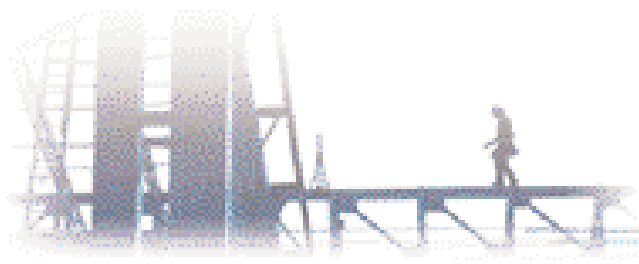
Here are just a few examples of successful projects:

- ◆ *Styertowne Shopping Center* – For the Owners we performed a fast track renovation, converting the bowling alley to retail in 3.5 months while allowing the shoppers to continue to utilize the strip safety and without disruption.
- ◆ *Corporate Headquarters* – A 385,000 square foot HQ for Bellcore we constructed in eleven months, often incorporating daily design changes.
- ◆ *Supermarket* – For Grand Union we constructed a 45,000 square foot facility in four and a half months, despite the complication during the steel erection that saw Kings transfer the site to Grand Union.
- ◆ *Concept Store* – We built a 63,000 square foot concept store in Newark, NJ, for Pathmark. This job we completed in five months from the start of the footings, including miles of underground electric and thousands of feet of underground plumbing pipe.
- ◆ *Urban Retail Stores* – We erected 10,000 square feet of retail space in 60 days, 45 days for the building and 15 days for the site work.
- ◆ *Interior Refurbishment* – We executed a complete renovation, with extensive use of granite, glass, and raised and covered ceilings, for a 10,000 square foot office space located at 70 South Orange Avenue in Livingston. We completed the lobbies in 40 days, while working in a partially occupied building.

### GENERAL CONTRACTING

As a General Contractor, our pre-planning steps help ensure project continuity and maximum workflow. Eastman will review all preliminary plans, provide computerized schedule updates, and coordinate the subcontractors to make certain they fit the scope and needs of the project. We also provide exceptional field supervision and subcontractor coordination throughout the life of the project. In addition, we insist that all subcontractors adhere to our exacting standards before we consider them for the project team.

Whether our clients want to build a new facility, or expand or refurbish an existing one, Eastman provides them with the benefit of our experience and knowledge, which we've gained over the years. The Eastman team excels in providing services in unusually tight time constraints to meet the client's commitments.



## SCOPE & SERVICES

Here are just a few examples of successful projects that required critical timing:

- ◆ *Cerebral Palsy's Horizon School* – This renovation had to be expedited due to delay in permitting to meet the schools opening.
- ◆ *The Children's Institute* – We converted this outdated, office building into a modern, 45,000 square foot school for special needs children.
- ◆ *Data Processing Facility* – For Dell Publishing, we finished the facility in five months, through the winter, including a 40,000 square foot, 3-foot-deep excavation through frozen earth.
- ◆ *Lobby Refurbishment* – We completed lobby renovation in 20 days by working after hours in a fully occupied office building.
- ◆ *Prudential Interiors* – Eastman has completed over 200,000 square foot of interior renovations including office spaces, computer labs, server rooms, and fitness centers.

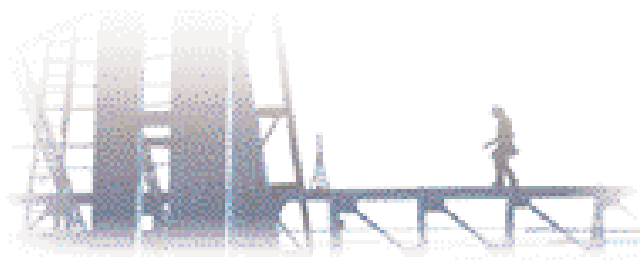
We employ Value Engineering to assist our General Contracting projects during and after the bidding process. Based upon our clients' desires—or based on price, quality, or availability—alternatives can be considered at the appropriate project stage.

### DESIGN/BUILD CONTRACTING

Eastman can fill all of your construction needs. We can take your project from the raw concept stage—the conceptual planning and site consultation stages—through to completion, or turn key. We offer our clients one point for both service and responsibility. Being involved in a project from the very beginning gives us—and our clients—several advantages: we can better anticipate and avoid potential problems, we can schedule with more accuracy, and we can make certain that the client's original concept for the project is adhered to, especially regarding design and budget.

At Eastman we work with only the leading architectural and engineering firms to ensure a skilled and knowledgeable team. We assemble the team using only those firms that possess an in-depth knowledge of the particular project—whether the project calls for a civic, educational, health care, office, industrial, or retail facility. This team approach merges the elements of design and construction management. We rely on this approach to deliver to our clients the quick and effective responses the design and construction processes often demand.





## EDUCATIONAL AND INSTITUTIONAL

**Eastman is pleased to have completed the following projects:**

### *Children's Institute, Verona, NJ*

The Children's Institute, a school providing education to children with special needs, was created from an outdated, commercial office building. In order to meet the needs of the school, this new building needed extensive renovations to transform the 45,000 square-foot building into a full-service education complex.

The exterior renovation involved installing three new stair towers, new windows, and new entrances, and repairing the roof, restoring masonry, and making general site improvements. The interior of the building had to be totally redone to accommodate classrooms, a cafeteria, observation rooms, quiet rooms, music rooms and a media center. Our team also outfitted the whole building with new bathrooms and new electrical and air-conditioning systems that were fully equipped with energy management controls.

The most challenging aspect of the project involved converting a two-story office wing into a gymnasium. The job required our team to remove a part of the second story, including support beams and columns. The new structure had to be reinforced during the renovation process to ensure that it maintained its integrity. The completed gymnasium included Kalwall translucent panels, specialty lighting, and safety padding.

### *Temple Beth Shalom, Livingston NJ*

Eastman completed critical and emergency renovations for upcoming holidays. Our work included new roof throughout the complex, refurbished parts of the facade and new HVAC for main sanctuary.

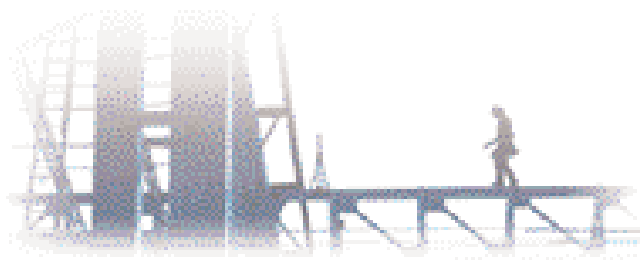
### *Cerebral Palsy of North Jersey - Horizon School, Livingston, NJ*

For Cerebral Palsy of North Jersey, Eastman recently completed extensive renovations to the Horizon School's new facility located in Livingston, NJ. Since this school focuses on the needs of children with multiple physical, cognitive, and other disabilities, the facility had to be adapted to fit the special needs of these children. Our work included rebuilding entranceways, bathrooms, showers, classrooms, and an auditorium to make them more accessible to students. Eastman also outfitted the school with other customized features, including an elevator, smoke alarms, and a voice-directed evacuation system.

### *Peanut Shell, YMCA Daycare Center, Livingston, NJ*

We completed this project, which required a full opening in time for the September school season, in three weeks after many delays in obtaining various state approvals.

- ◆ Eastman completed all expansions and renovations
- ◆ Eastman also assisted in obtaining New Jersey and DCS approvals
- ◆ State of the Art expansion included a new fire alarm system and standards upgrades



## EDUCATIONAL AND INSTITUTIONAL

### **Our Professional Team has also completed projects for the following clients:**

#### *Bayonne Naval Base, Bayonne, NJ*

Renovated and altered numerous facilities for various government contracts.

#### *Bedminster Elementary, Bedminster, NJ*

Added 12 classrooms, locker rooms, and a gym to the existing structure.

#### *Board of Education, Morris Plains, NJ*

Made alterations to existing elementary school classrooms and bathrooms to accommodate handicapped students.

#### *Borough of Scotch Plains, Scotch Plains, NJ*

Built a 20,000 square foot office/maintenance facility and shop area for the borough's Roads Department.

#### *Firestone Corporation, Metuchen, NJ*

Completed alterations to an existing retread facility.

#### *Morris County Freeholders, Morristown, NJ*

Completed renovations to the courthouse, including making restrooms handicap accessible and making alterations to judges' chambers.

#### *Morris Township Elementary, Morris Township, NJ*

Made alterations to the elementary school.

#### *Picatinny Arsenal, Rockaway, NJ*

Made renovations to the officers' clubhouse, a wind tunnel testing lab, a rocket-testing lab, the base cafeteria, storage facilities, an office complex, and a highly classified underground intelligence facility.

#### *School of Nursing, Beth Israel Hospital, Newark, NJ*

Added 25,000 square feet of classrooms, laboratories, facilities' rooms, and a cafeteria.

#### *Temple Emanu-El, Closter, NJ.*

New 50,000 square foot facility consisting of a sanctuary, chapel, banquet facility and 2-floor Hebrew school.

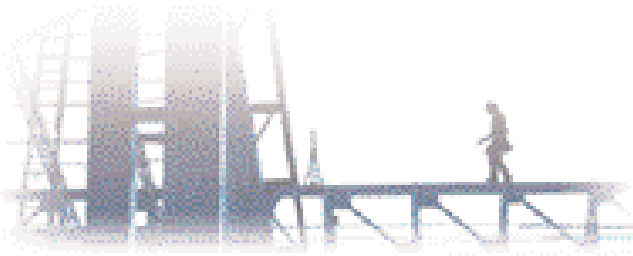
#### *Township Library, Berkeley Heights, NJ*

Converted building into a full-service library.

#### *Berkeley Heights Town Hall, Berkeley Heights, NJ*

Built a new meeting facility/court room and support offices. Also involved in alterations to the Police Department.



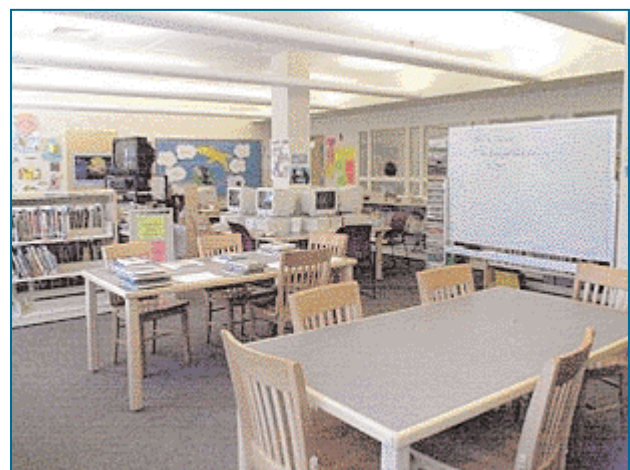


## EDUCATIONAL AND INSTITUTIONAL

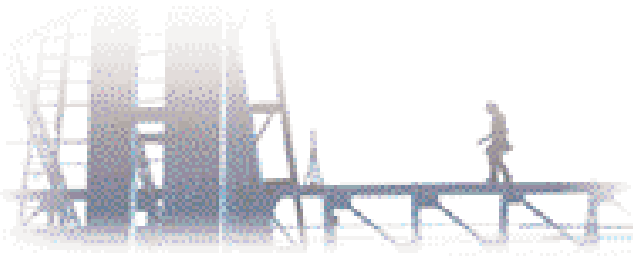


*The Children's Institute*

Eastman transformed the 45,000 square foot office building to a full service education complex.







## EDUCATIONAL AND INSTITUTIONAL

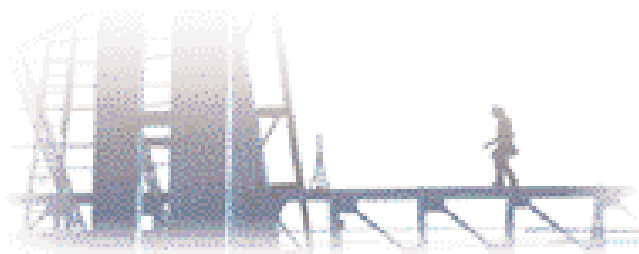


### *Cerebral Palsy's Horizon School*

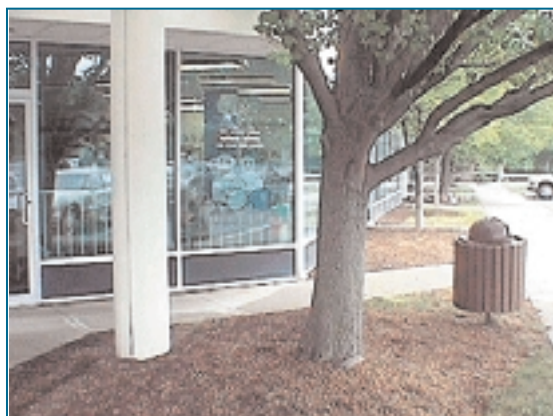
Eastman recently completed extensive renovations to the Horizon School's new facility located in Livingston, New Jersey for Cerebral Palsy of North Jersey.







## EDUCATIONAL AND INSTITUTIONAL

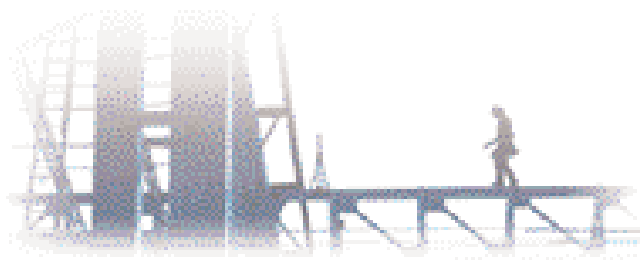


*Peanut Shell Childcare Center*

This center for 135 children has undergone three expansions. It exceeds the latest Department of Community Affairs regulations and has received full accreditation from the National Association for the Education of Young Children.

Children enjoy circle time in their new, modern facility.





## HEALTHCARE

**Eastman Construction is proud to have completed the following projects:**

### *Daughters of Israel Geriatric Center, West Orange, NJ*

While constructing an addition for this facility, Eastman encountered several obstacles. Our team faced strict time constraints as well as limited site access. We discovered the most daunting obstacle during the design phase of the project: the soil could not adequately support the addition's foundation. As with every other aspect of the project, the solution to this problem had to be within budget and guarantee that the center's residents would not be disturbed during construction. After researching several options, Eastman decided to use a Helical Pile Stabilizing system to reinforce the foundation. Not only did this solution prove to be cost effective, but it was also extremely effective in keeping noise levels low and eliminating the vibrations and shock waves typical of traditional pile drivers.

### *St. Barnabas Medical Center, Livingston, NJ*

Eastman made alterations to the 15,000 square foot Mental Health and Group facility.

### *Union Hospital, Kenilworth, NJ*

Renovated the lobby, the cardiology unit, and the blood gas facility.

### *Home Infusion Centers, Livingston, NJ*

Constructed new build-out for pharmacy support office.

**Our professional team has also completed the following projects:**

### *Lyons Hospital, Berkeley Heights, NJ*

Handled interior alterations, including window replacement in the Veterans of Foreign Wars section.

### *Morristown Memorial Hospital, Morristown, NJ*

Completed various renovations and additions.

### *NBIMC, Newark, NJ*

Made renovations to the Radiology Department and the Operating Recovery Room. Also made an addition to the third floor to create the hospital's first Newborn Intensive Care Unit. For this, the interior walls, structural steel, and HVAC units were set by means of a helicopter.

### *Rahway Hospital, Rahway, NJ*

Constructed Magnetic Resonance Imaging Unit and Cardiac Catheterization Suite additions, a 4,000 square foot unit over an occupied department.

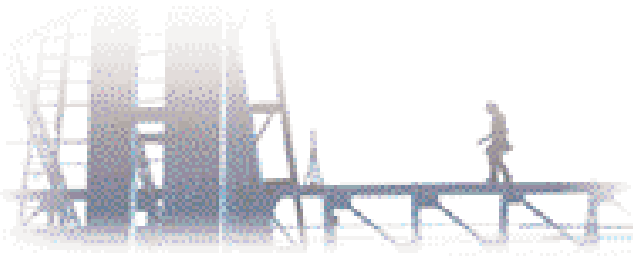
### *Riverview Medical Center, Red Bank, NJ*

Renovated the Cardiac Catheterization Suite.

### *UMDNJ, Newark, NJ*

Completed renovations to the Cardiac Catheterization Suite and the CAT Scanner Suite.





## HEALTHCARE

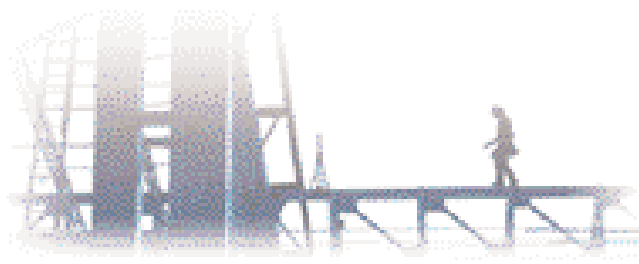


Eastman made renovations to Union Hospital's lobby and cardiology unit.



Eastman performed small expansion for Daughter of Israel, Geriatric Center.





## COMMERCIAL

### *Alan Sagner Companies, Morris & Essex Counties, NJ*

Over the course of almost 18 years, Eastman has completed more than \$100,000,000 of construction work for the Alan Sagner Companies. This work has ranged from commercial office buildings and strip shopping centers to corporate headquarters and interior alterations of offices, labs, retail establishments, and lobbies.

Some highlights include:

- ◆ A 50,000 square foot office and high-tech park
- ◆ A 55,000 square foot office facility
- ◆ Renovation and refurbishment of an 80,000 square foot office complex
- ◆ A 20,000 square foot retail strip mall for national and regional tenants
- ◆ Site development for a 44 unit luxury home enclave
- ◆ An office and bank building constructed in a loosely-filled sand pit

All of these projects were completed on time or ahead of schedule.

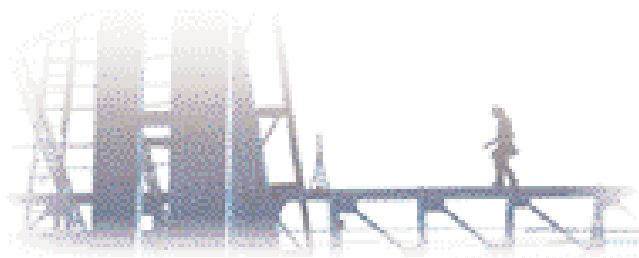
### *Eisenhower Corporate Center, Livingston, NJ*

This 385,000 square foot, \$42,000,000 headquarters was completed in only 11 months and included extensive staff and executive cafeterias, parking garages, computer facilities, a 200-seat auditorium with a full complement of audio/visual services, and a fitness and medical center.

Some highlights include:

- ◆ Fully equipped fitness center with three oversized aerobic studios, private training and weight rooms, and full shower and bath facilities
- ◆ A 200-seat auditorium with rear and forward projection capability and broadcast and sound rooms
- ◆ A 16,000 square foot cafeteria with a 1,000 square foot dishwasher room, refrigerator and freezer boxes, serving and kitchen equipment
- ◆ A medical facility with examination, x-ray, and water therapy rooms





## COMMERCIAL

### *Alfa Wasserman*

Eastman completely renovated all components, after the steel and floor slabs, of Alfa Wasserman's 50,000 square-foot warehouse and distribution facility. Our team constructed an entirely new building exterior, with a large atrium and ribbon butt-glazed windows, for this global leader in healthcare and pharmaceutical products whose logo, etched into the building's new facade, symbolizes the high quality this Italian company places on all of its products. Furthermore, Eastman installed all new electrical, HVAC, sprinkler, and plumbing systems. The extensive renovations yielded a modern and flexible office space, a number of laboratories—one of which is a Genome lab performing genetic research—and a special assembly area for their outer space-specific pharmaceutical instruments.

### *General Accident Insurance Group, Florham Park, NJ*

Eastman did complete interior fit-out and ongoing renovations for a 50,000 square foot regional office of the British insurance company.

### *Medical Office Building, Millburn, NJ*

Constructed a medical arts building complete with lead-lined x-ray rooms, whirlpool facilities, and extensive plumbing.

### *Raritan Plaza II, Raritan Center, Edison, NJ*

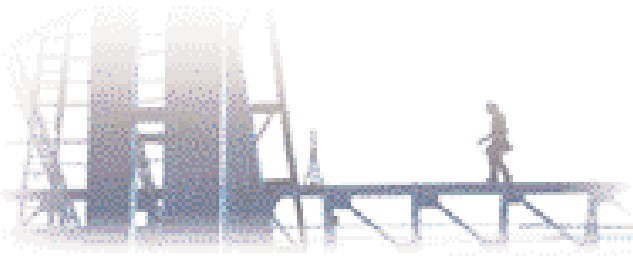
Eastman built a three-story, 60,000 square foot building with all new tenant installations.

### *Raritan Plaza III, Raritan Center, Edison, NJ*

Built a 95,000 square foot, five-story, marble-clad office building with all new tenant installations.

### *Sheraton Airport Hotel, Newark, NJ*

Completed alterations to the food service facility and renovations to the lobby.



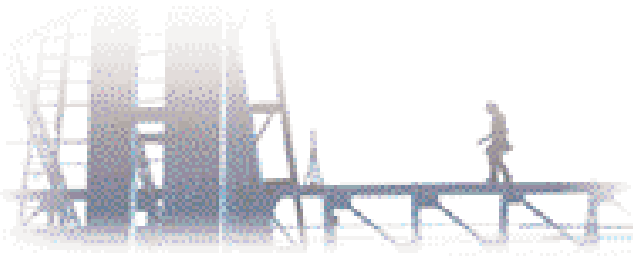
## COMMERCIAL



### *Alfa Wassermann*

This 50,000 square foot warehouse and distribution facility underwent a complete renovation for global leader in healthcare and pharmaceutical products.





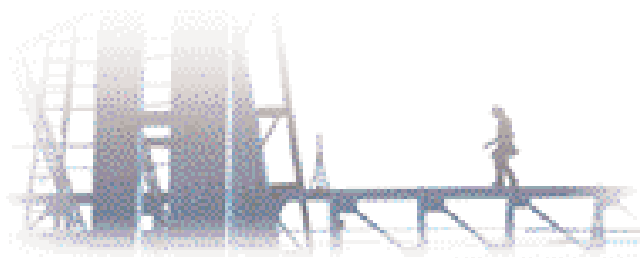
## COMMERCIAL



A six-story luxury office building and initial tenant fit-out in Edison, NJ.

Three-story office facility under construction as the superstructure is set in place.

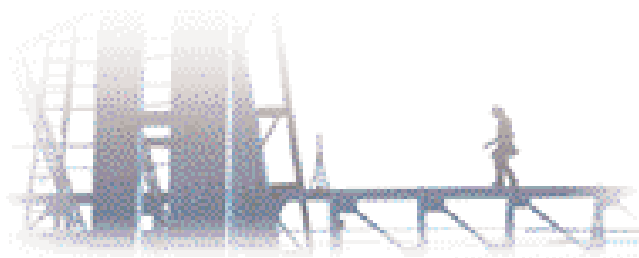




## COMMERCIAL



Constructed a full-story atrium in a four-story Headquarters complex in Livingston, NJ.

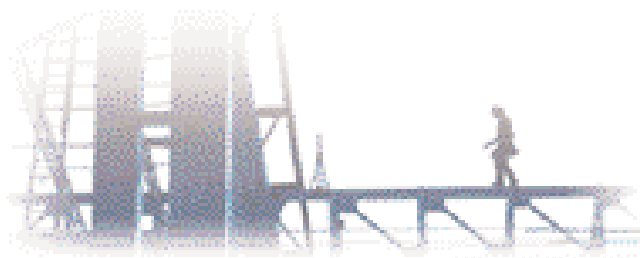


## COMMERCIAL



Built a 157,000 square foot office building in Livingston, NJ, with a two-story atrium and on-site cafeteria.



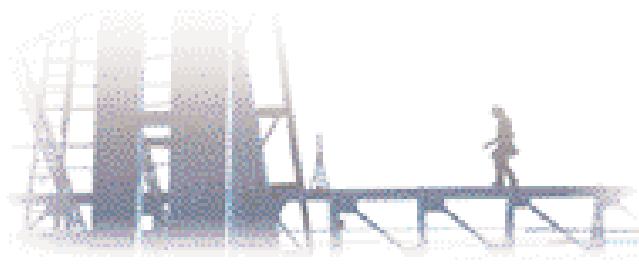


## COMMERCIAL



Office building with training facilities and computer operations.





## INDUSTRIAL

### *295 Burlington Business Center, Burlington, NJ*

Eastman recently completed work as a Construction Manager on Building 100 at the 295 Burlington Business Center, an industrial park in Burlington, NJ. Building 100, the second of six proposed facilities, included 28-foot clear ceiling heights, extensive loading and drive-in facilities, and 100% EFSR sprinkler system with the tenant areas built to the client's specifications. To learn more about this project, please visit the 295 Burlington Business Center Web site or [www.295burlington.com](http://www.295burlington.com) and click on the construction pictures to chart the progress of the construction.

### *AFI Food Service, Roseland, NJ*

Eastman completed an internal expansion of the offices into the distribution area. The project included excavating and adding structural steel to the operating warehouse.

### *American Hospital, Edison, NJ*

This renovation of an 80,000 square foot facility included office and distribution facilities and incorporated a 15,000 square foot freezer for the company's dietary product line, which is distributed to many hospitals throughout the country.

### *Analysts International Building, Edison, NJ*

This 30,000 square foot design and building project included an office and a full-service testing lab for determining motor oil's quality after a long period of use.

### *Cardinal International, Wayne, NJ*

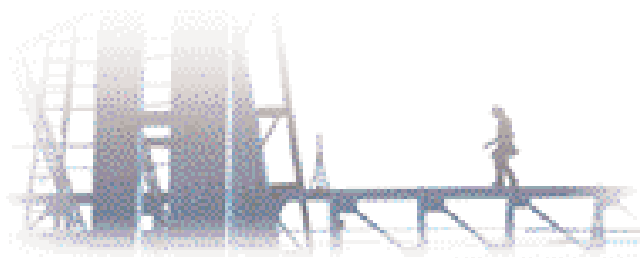
This 100,000 square foot project consisted of office, showroom, and warehouse space for one of the area's largest glassware importers. The facade incorporated many marble-clad panels used to highlight the quality of the imported products.

### *Central Paper Co., Newark, NJ*

Eastman constructed an 80,000 square foot specialty warehouse with zero-tolerance levels. A one-foot-thick reinforced concrete floor was utilized for paper storage up to 90-feet high. In addition, the site work was performed on a previous landfill/dump. The project required affirmative action quotas common in urban and government programs.

### *Doubleday Publishing, Livingston, NJ*

This 41,000 square foot design and build project for a data processing component of the publishing business saw 10 percent of the building used for a computer room. This entailed 18-inch depressed floors to allow electrical wiring, computer cabling, duct work, and fire protection equipment.



## INDUSTRIAL

### *Office/Warehouse Facility, Edison, NJ*

This project was a multi-tenant, 80,000 square foot office building and warehouse with in rack sprinkler systems and full loading and receiving areas. The warehouse also has a 24-foot clear height allowance.

### *Shielding Technology, Piscataway, NJ*

An 80,000 square foot building that included offices, warehouse space, and a testing facility. All of the testing labs were designed with lead-lined sheetrock.

### **Our professional team has also completed the following projects:**

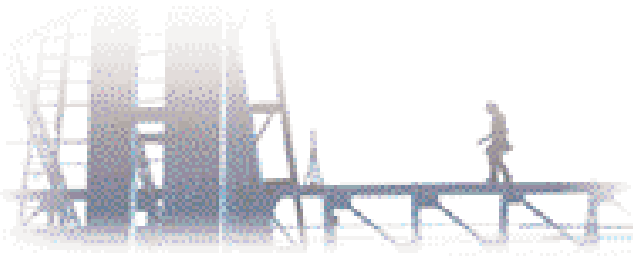
#### *Mattel Toys, Edison, NJ*

Office distribution space totaling 380,000 square feet.

#### *Pathmark Supermarkets, Edison, NJ*

A 250,000 square foot office distribution facility that included the installation of 30 loading dock doors.



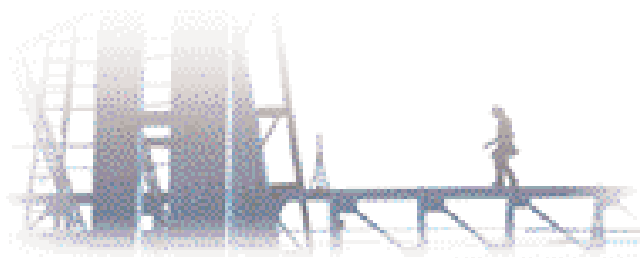


## INDUSTRIAL

### *Burlington Business Center*

This 108,000 square foot facility built using the Construction Management method had challenging site conditions that included 33,000 yards of fill material to support the 28-foot clear height structure.

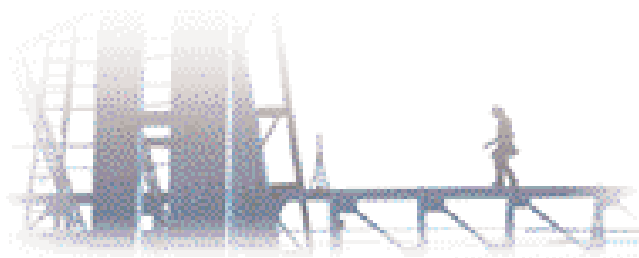




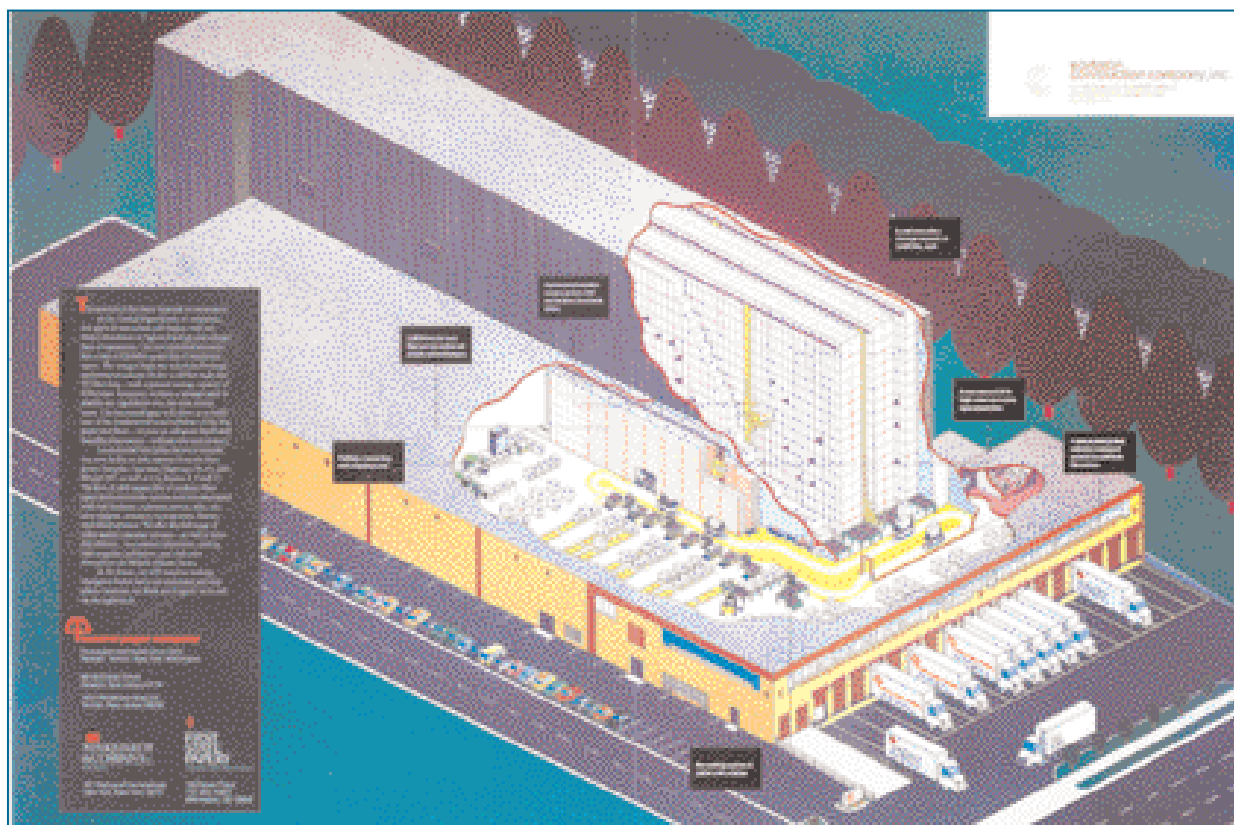
## INDUSTRIAL



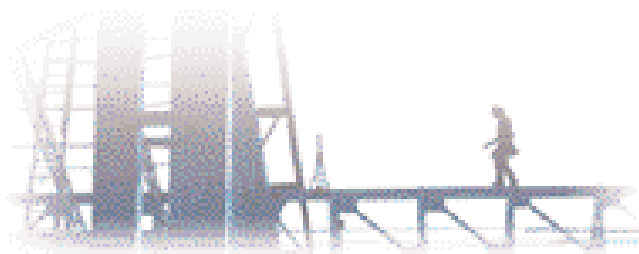
Eastman constructed this 100,000 square foot office, showroom, and distribution facility.



## INDUSTRIAL



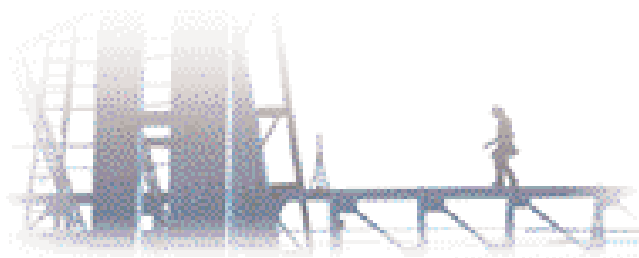
Constructed Central Paper Co.'s new distribution center, including 120,000 square feet of space.



## INDUSTRIAL



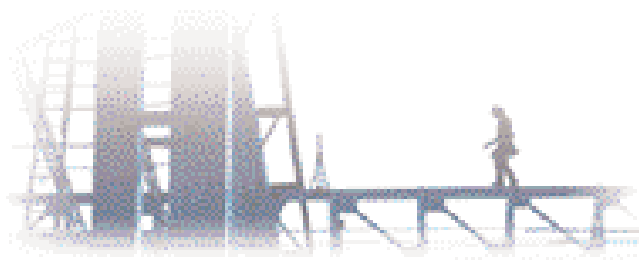
Eastman built a showroom for Paperplains, an industrial designer of custom gift wrap for major department stores.



## INDUSTRIAL



For American Hospital, we built an 80,000 square foot office and distribution facility.



## RETAIL

### *Pathmark Ferry Shopping Center, Newark, NJ*

The first phase of this 105,000 square foot center required a 63,000 square foot Pathmark be opened in 4.5 months after the receipt of the building permits. The project also required miles of underground pipe for electric and plumbing.

### *Grand Union & The Village Shopping Center, Livingston, NJ*

This center was to include a Kings supermarket, but one month into construction, Kings sold the store location to Grand Union, a change that necessitated a complete new set of prints and permits. Even though only four months remained on the original timetable after the receipt of the new prints and permits, the Grand Union opened on time and under budget.

### *Styertowne, Clifton, NJ*

Eastman was contracted to do the extensive renovation and refurbishment of Styertowne Shopping Center, a 250,000 square-foot center located in Clifton, NJ. The first phase of the project required converting the former Yogi Berra/Phil Rizzuto Bowling Alley into a retail facility for AC Moore, Marty's Shoes, and Atlanta Bread, in addition to extensive site improvements. The project also called for a new roof and structural reinforcements. Finally, Eastman completed new landscaping, added new curbs, built new sidewalks, and re-paved and rebuilt most of the parking areas and handled the subsequent traffic-flow changes, all while the shopping center was occupied.

### *Broad National Bank, Livingston, NJ*

Installed new bank branch.

### *Midlantic Bank, Iselin, NJ*

Eastman constructed a branch and office support facilities in a two-story building.

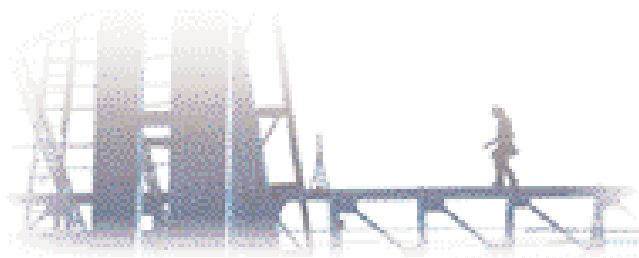
### *Pathmark, Lyons Plaza, Irvington, NJ*

Made alterations to existing store.

### *Miscellaneous Interior Alterations, Livingston, NJ*

Eastman's professional team completed renovations for many retailers in Livingston, NJ, including Party City, Revco, Videotown, and Kids Place.



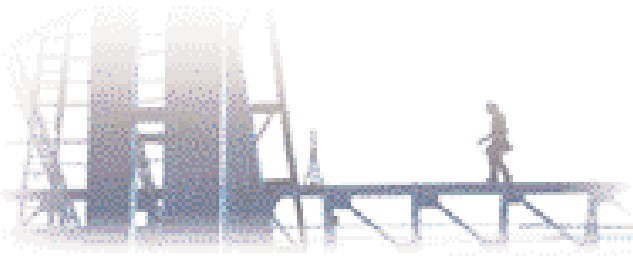


## RETAIL

### *Styertowne Shopping Center*

Eastman was contracted for the extensive renovation and refurbishment of Styertowne Shopping Center, a 250,000 square foot center located in Clifton.



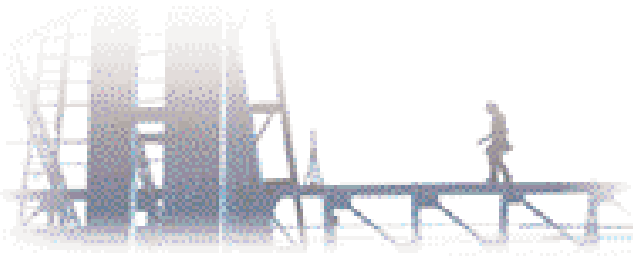


## RETAIL

Renovated a 12,000 square foot Zany Brainy educational toy store in Livingston, NJ.







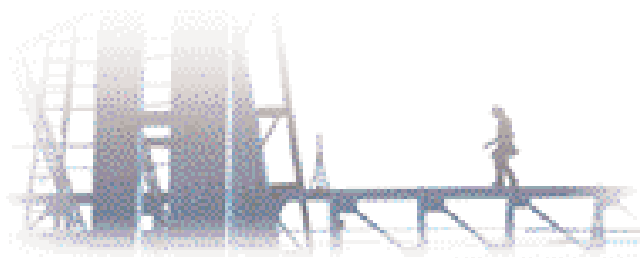
## RETAIL



Built a 45,000 square foot supermarket under fast-track conditions.



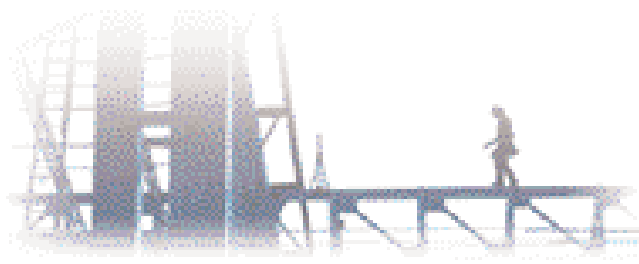
Pathmark, Ferry Plaza—A 63,000 square foot shopping center built over a dynamically compacted and previously high-priority designated NJDEP contaminated site.



## RETAIL



For Broad National Bank, Eastman built a retail branch underground garage and offices above a curved facade.



## INTERIOR

### *Prudential*

Eastman has completed over 200,000 square feet of interior renovations of which 120,000 square feet had to be completed in an expedited manner and 30,000 square feet had to be completed every 35 days. Work has also included a fitness center, four computer centers plus other miscellaneous work.

### *Dunetz, Brody Law Offices, Livingston, NJ*

Eastman divided a 5,000 square foot office for a separating law firm. This job required a quick turnaround of three weeks after the initial meeting.

### *GMS Group (A division of Gruntal, Inc.) Livingston, NJ*

Eastman constructed a trading floor and administrative offices for a bond brokerage.

### *Kentucky Fried Chicken, Livingston, NJ*

Built the restaurant chain's New York Metro area training facility.

### *Mass Mutual, Livingston, NJ*

Constructed regional offices for brokers and sales agents.

### *MDY—Disaster Recovery Services, Fair Lawn, NJ*

Constructed an emergency support facility for a disaster recovery firm. This project required the installation of extensive electric, telephone, and computer cable.

### *NJ Life & Casualty and Travelong Prepress, Florham Park, NJ*

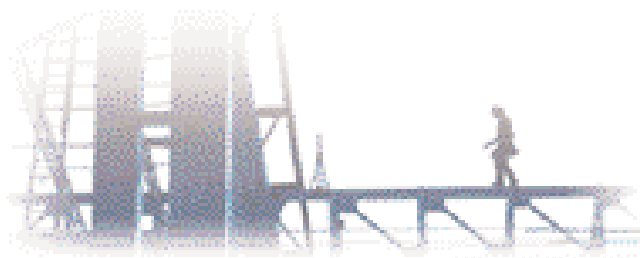
Completed various alterations for two office tenants. The alterations included life insurance offices, bonding companies, and a call center for a corporate travel office serving multi-national companies in Morris and Somerset Counties.

### *Premier Lobby Renovations, Bergen, Essex, & Morris Counties, NJ*

The renovations included appointments of polished brass, granite, and class-A products designed to display the appropriate image. Eastman completed one of the demolition and reconstruction projects in three weeks by doing 100% of the work during evenings to accommodate a fully occupied office building.

### *Prudential Offices, Fairlawn, NJ*

Completed interior refurbishments for satellite sales offices. One of the offices required occupancy of 6,000 square feet in 2.5 weeks from the start of the project.



## I N T E R I O R

### *St. Barnabas Hospital, Livingston, NJ*

Eastman completed interior alterations to various offices.

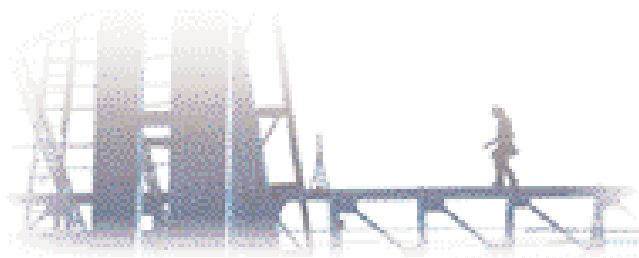
### *Sylvan Learning Center, Livingston, NJ*

Eastman constructed a children's learning center with several classrooms and a kitchen area.

### *USF&G Insurance, Livingston, NJ*

Eastman built executive offices and computer facilities for the insurance company's Northeast Offices.





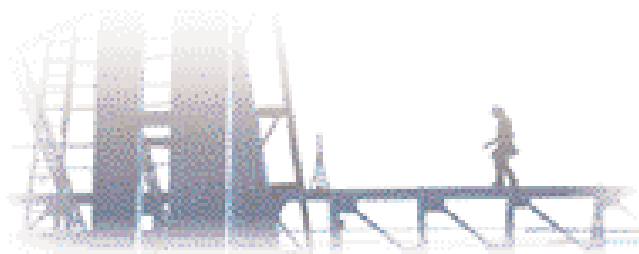
## INTERIOR



Eastman renovated the lobby for Rose Art's Headquarters for Retail Manufacturing.



For these executive offices, Eastman took great care to build the custom columns with fine detailing on the fabric-wrapped panels.

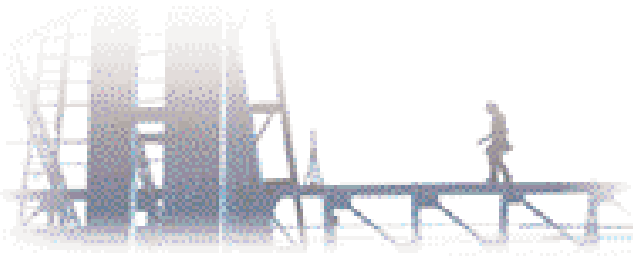


## INTERIOR



These private executive dining facilities were built with a complete kitchen and an audiovisual facility included.





## INTERIOR

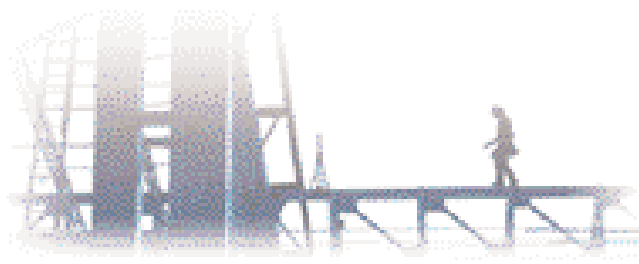


Eastman completely refurbished this granite-appointed lobby at Prudential Center. The work here was completed even as 300 occupants continued to utilize the lobby every day.



Computer room constructed for Prudential.





## SPECIALTY

### *Auditorium, Livingston, NJ*

Eastman built a state-of-the-art, 200-seat auditorium with rear-and forward-facing projection capabilities, a broadcast room, and a sound room. The facility is also able to broadcast to other facilities.

### *Acoustical Sound Proofing, Livingston, NJ*

Completed a customized soundproofing project to reduce ambient noise from all mechanicals and the surrounding area.

### *Cafeteria, Livingston, NJ*

Built a 16,000 square foot cafeteria that includes a 1,000 square foot dishwasher room, refrigerator and freezer boxes, and kitchen equipment.

### *Fitness Center, Livingston, NJ*

Constructed a corporate fitness center complete with full bathrooms, shower rooms, an exercise room, an aerobic floor, and weight lifting areas.

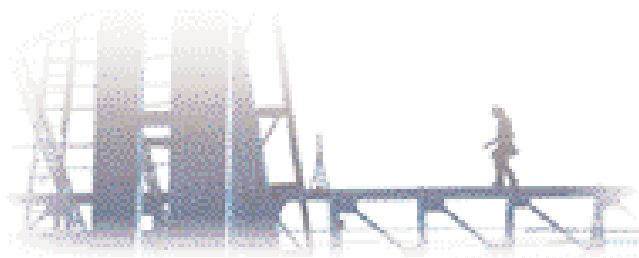
### *Steel Refurbishing, multiple locations: Edison, NJ; Florham Park, NJ; Roseland, NJ; Livingston, NJ (3 locations)*

Refurbished structural supports for existing, occupied office floors to bear dense file systems and heavy equipment. Project also included added a new freestanding tie-in superstructure to the existing building.

### *Television Studio, Livingston, NJ*

Built a 4,000 square foot studio with completely soundproof walls, ceilings, and doors. Also installed theatrical lighting.

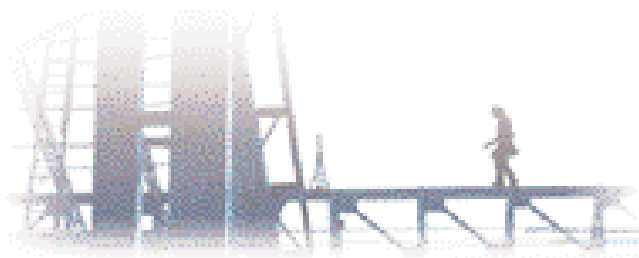




## SPECIALTY



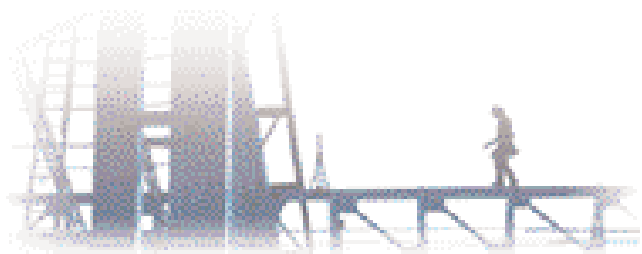
Cafeteria capable of serving 3,000 meals per day.



## SPECIALTY



200-seat Auditorium with both rear and forward-facing projection and broadcast and sound rooms.



## COMPANY INFORMATION

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