

BUILDING TODAY, SHAPING TOMORROW



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ABOUT ZHL GROUP

Established in 2003, ZHL Group, INC. has become a leading General Contractor in the Tri-state area. With over 20 years of experience and 700 completed projects, ZHL is known for delivering top-notch construction services. The company's diverse portfolio showcases successful projects for both public and private clients, highlighting its ability to manage complex construction tasks.

ZHL Group excels in a range of construction services, including residential and commercial new builds, structural modifications, and complex renovations. The team also specializes in projects within hospitality, education, and municipal sectors, ensuring each project meets specific client needs.

Key services include:

- General Construction: Comprehensive execution for residential, commercial, and municipal projects.
- Construction Management: Full-service management from feasibility studies to project completion.
- Development Services: Expertise in market analysis, design, and construction for successful project delivery.
- Specialized Projects: Precision handling of structural alterations, HVAC modifications, and landmark restorations.

2003

Year
Established

700+

Projects
Completed

25+

Developed
Properties

26

Awards
Won



LEADERSHIP

Yevgeniy Lvovskiy PRESIDENT & CEO



Yevgeniy Lvovskiy is the visionary founder and driving force behind ZHL Group, INC. With over 21 years of hands-on experience in the construction industry, Mr. Lvovskiy has built ZHL from the ground up, establishing it as a leading general contractor in the Tri-state area.

Mr. Lvovskiy's academic background in Mechanical and Civil Engineering, combined with his specialization in Construction Management, equips him with a deep understanding of construction processes and industry best practices. Under his leadership, ZHL has successfully delivered numerous high-profile projects for a diverse array of clients, such as public agencies and private real estate developers. His commitment to continuous improvement, client satisfaction, and quality service has been instrumental in shaping ZHL's reputation.

In addition to his professional achievements, Mr. Lvovskiy has made significant contributions to community resilience efforts, particularly in the aftermath of Hurricane Sandy. He served on the Building Resiliency Task Force, helping to develop protective measures that have been adopted into law. His dedication to community service has been recognized with awards such as the Community Builder Award.

Yevgeniy Lvovskiy remains an active member of the Queens Bronx Builder Association, where he currently serves as Vice President/Secretary, reflecting his ongoing commitment to the industry and the community.

MISSION AND VISION

ZHL Group is committed to delivering outstanding construction services, focusing on quality, reliability, and client satisfaction. The company aims to grow as a trusted industry leader, leveraging its regional expertise to set new standards of excellence.



Clientele & Projects

ZHL serves prominent city government agencies like the Department of Design and Construction, FDNY, and NYPD, along with various private clients. Its bonding capacity of up to \$100 million underscores its capability to handle large-scale projects.

Quality & Risk Management

Quality is a core focus at ZHL. The company employs meticulous planning and proactive risk management to ensure projects meet high standards and are completed on time with minimal disruptions.

RESIDENTIAL



The Q Condominium

Client: 2218 Ocean Ave LLC **Size in square feet:** 75,000
Location: Brooklyn, NY **Year Completed:** 2022

The Q Condominium is a newly constructed, nine-story building featuring 55 luxury apartments and a community facility. Completed in 2022 and designed by Z-Proekt, this development highlights our expertise in creating high-end residential spaces. The building offers amenities like a rooftop terrace, gym, storage spaces, and a virtual doorman. The Q Condominium was honored with the **Queens Bronx Builder Association Award for**

Excellence in Design and Construction, reflecting our commitment to delivering quality and innovation.

LightSquare Condominium

Client: 350 West 44, LLC **Size in square feet:** 45,000
Location: Manhattan, NY **Year Completed:** 2023

At LightSquare Condominium, 350 West 44th, our craftsmanship brought luxury living to Hell's Kitchen. We delivered high-end residences with L-shaped kitchens, Juliet balconies, and spacious walk-in closets. Bathrooms feature Italian and Brazilian porcelain tiles, radiant heat floors, and custom vanities. Interiors showcase 5-inch red oak floors, Miton Cucine cabinetry, and premium appliances by Thermador, Smeg, and Miele. The project also includes a rooftop terrace, outdoor movie lounge, fitness center, and pet spa, demonstrating our expertise in luxury residential construction.



Kensington Manor

Client: 428 East 9, LLC **Size in square feet:** 75,000
Location: Brooklyn, NY **Year Completed:** 2023

Kensington Manor at 428 East 9th Street is an eight-story, 76-unit condominium offering studios to three-bedroom homes, each designed with sophistication. The interiors feature European oak floors, oversized windows, LED lighting, and kitchens with Fulgini Italian cabinetry and Blomberg appliances. Bathrooms are equipped with radiant heated floors, deep soaker tubs, and sleek stall showers. Amenities include a doorman, fitness center, pet spa, rooftop lounge, and parking with EV chargers.

Rochester Suydam

Client: BJB Developers **Size in square feet:** 65,000
Location: Brooklyn, NY **Year Completed:** 2024

ZHL Group contributed to the Rochester Suydam project, an affordable housing initiative under the New Infill Homeownership Opportunity Program (NIHOP) by the Department of Housing Preservation and Development (HPD). Located in Brooklyn's

Bedford-Stuyvesant neighborhood, the project consists of two buildings, one at 20 Seaside Place, 37 Rochester Avenue, and 331 and 335 Ralph Avenue. Despite budget constraints, the project was designed to exceed New York City's 2016 Energy Conservation Code, offering state-of-the-art HVAC systems and Energy Star appliances. Completed in 2024, it earned the **Queens Bronx Builder Association Award for Excellence in Design and Construction**.



COMMERCIAL



Rescue 2

Client: NYC DDC

Size in square feet: 21,400

Location: Brooklyn, NY

Year Completed: 2019

Located in Brooklyn’s Brownsville neighborhood, the new Rescue Company 2 facility serves as a cutting-edge training center for FDNY’s elite rescue team. Designed to simulate emergency scenarios, the building features a central interior void for realistic drills for fire, building collapses, and water rescues. Sustainable design elements, including a green roof, geothermal HVAC, and solar water-heating systems, reduce its carbon footprint. Completed by ZHL Group between 2016 and 2019, the project received the **Queens Bronx Builder Association Award for Excellence in Design and Construction.**

NYPD Community Center

Client: NYC Police Dept. **Size in square feet:** 30,000

Location: Brooklyn, NY **Year Completed:** 2019

The NYPD Community Center at 127 Pennsylvania Ave. in East New York, Brooklyn, is a groundbreaking project converting a former courthouse into a 30,000 sq ft, first-of-its-kind facility. Completed between 2018 and 2019 for the NYC Police Department, this design-build project included bathroom upgrades, a fire alarm upgrade, and extensive interior renovations. The three-story center offers a fitness center, computer lab, basketball court, dance studio, and more, providing vital academic and mentoring programs for local youth aged 12 to 19.



Times Square Precinct

Client: NYC Police Dept.

Size in square feet: 2,000

Location: Manhattan, NY

Year Completed: 2018

The NYPD’s Times Square Substation underwent a complete gut reconstruction from 2017 to 2018, transforming the iconic building at West 43rd Street into a state-of-the-art facility. The \$6 million project added a facade of digital project displays of NYPD images. The updated interior features interactive kiosks, and modern amenities, and serves as a welcoming center for tourists. Completed in the heart of the city, this project earned the **Queens Bronx Builder Association Award for Excellence in Design and Construction.**

Crotona Medical Center

Client: 1976 Crotona LLC **Size in square feet:** 50,000

Location: Bronx, NY **Year Completed:** 2022

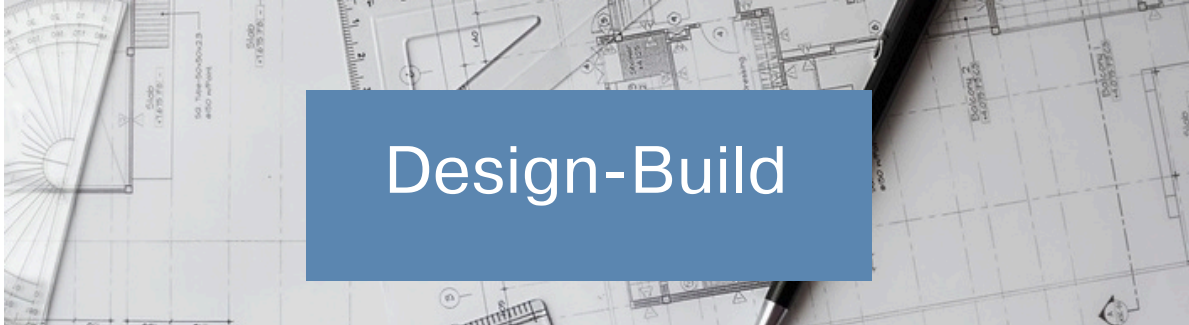
The Crotona Medical Center, located at 1976 Crotona Parkway in the Bronx, was transformed from an existing parking garage into a state-of-the-art medical facility by 1976 Crotona LLC. The building features six newly added floors, with two dedicated to a modern surgery center. This project exemplifies advanced sustainable design and cutting-edge technology vital in a health care hub. The Crotona Medical Center was honored with the **Queens Bronx Builder Association Award for Excellence in Design and Construction.**



SERVICES



ZHL Group provides extensive development services and is adept at managing all stages from property acquisition to project delivery. Their services include comprehensive market analysis and strategic planning to ensure optimal use of land and resources. A key component of ZHL's development expertise is navigating zoning regulations, which is crucial for project feasibility and compliance. They adeptly handle zoning issues to maximize project potential while adhering to local laws and guidelines. This integrated approach to development allows ZHL to effectively transform visions into tangible assets, facilitating seamless transitions from conceptual designs to fully realized constructions.



Offering seamless integration between design and construction phases, ZHL Group's design-build services ensure efficient project execution while maintaining architectural integrity, particularly in landmark restoration projects. Expertly revitalizing historic structures, they focus on preserving essential details and integrating modern amenities. For property development, their approach is reinforced by in-depth market analysis, which directs the development process to align with current and future market trends. This strategic methodology ensures that each project, from historical restorations to new developments, is viable, sustainable, and precisely tailored to meet the community's and stakeholders' specific needs.

SERVICES



ZHL Group excels in the renovation and rehabilitation of occupied buildings, skillfully managing projects to ensure minimal disruption while enhancing structural integrity. The company's expertise extends to advanced HVAC system modifications, aimed at improving efficiency and performance. With a steadfast commitment to quality assurance and control, ZHL ensures that all aspects of construction meet rigorous safety and performance standards. Additionally, the firm specializes in constructing steel and concrete superstructures, demonstrating profound capability in handling complex structural requirements.



At the forefront of ZHL's comprehensive construction management services are detailed feasibility studies that evaluate project viability from the outset, ensuring that all strategic decisions are informed and effective. Integral to their management approach is rigorous project planning, which orchestrates all phases of construction for optimal efficiency. ZHL places a strong emphasis on risk management, proactively identifying and addressing potential challenges to maintain project integrity and timelines. This robust framework of construction management services underpins ZHL's capability to oversee and execute complex construction projects with precision and expertise.



**For inquiries,
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