



**WE BUILD
WITH PRECISION**

ABOUT



OUR VISION

To make every property owner proud.

OUR MISSION

Bringing your vision to life through precision building.

Picture:
Manhattan Townhouse

COMPANY PROFILE



CLIENT'S VISION

We build for you. From our initial meeting, where we listen intently to your vision, to the final stages of your project, success is engineered into every step. Our team members work through a carefully crafted list of questions to create a fully realized design that transforms your vision into a tangible reality.

ON SCHEDULE

Missed deadlines can be costly. That's why we utilize industry-leading technology, such as Procore and Bluebeam, to meticulously plan your project. These tools not only allow us to identify potential problems before they arise but also enable us to implement proactive solutions, minimizing unnecessary expenses and delays.

COST-EFFECTIVE

With over four decades of experience, we've built close and valuable relationships. Our long-standing partnerships with suppliers allow us to secure the best pricing on essential building materials. Our dedicated team members closely monitor budgets and schedules, ensuring every job is completed on time and within budget.

Picture:

Fire Island Ocean Beach Ferry Terminal

RESIDENTIAL



FIRE ISLAND RESIDENCE

Ground Up Construction of Oceanfront House

- Enhanced ocean views from floor-to-ceiling windows featuring tempered impact glass.
- Large rooftop decks were constructed to provide breathtaking panoramic views of the island.
- This private residence also functions as a rental property. The project was completed on time, fulfilling the season's first rental.



MANHATTAN TOWNHOUSE

4-Story Renovation with 3-Story Backyard Addition

- Constructed a three-story extension that seamlessly integrates with the existing structure.
- Custom brick and millwork, ornamental steel, and fine carpentry were all done by our skilled craftsmen.
- Performed the historical restoration of original doors and entryways ensuring they retained their original charm and enabled our client to save thousands of dollars.

RESIDENTIAL



EAST SETAUKET RESIDENCE

Home Extension and Addition of a Modularized Roof Deck

- Custom fabrication of a heavy timber truss system, along with a fireplace and shutters crafted as custom replicas from the 1800s, was completed.
- The client approached us after having seen our work on another project, establishing us as the preferred installer for Dynamic Windows.
- Following our project completion, major landscaping work had to begin within a tight deadline. Our meticulous planning and execution ensured that the landscaping phase started without delays.

RESIDENTIAL



BROOKLYN BROWNSTONE

Historic Renovation

- A two-story glass wall was created by removing sections of the second floor.
- Custom millwork and fine woodworking were performed to replicate the historical details of this Brooklyn base property.
- Reclaimed wood was used for the kitchen flooring, providing the rich and elegant feel the client desired.

ENTERTAINMENT



COLLECTIVE RETREATS

Glamping Resort on Governors Island

- A state-of-the-art glamping post constructed using custom-cut Douglas fir beams.
- Custom tents made from premium Montana Canvas, sourced from suppliers as far as South Africa.
- This project was completed in just four months, from the design phase to the first rental, finishing ahead of Collective Retreat's grand opening.

ENTERTAINMENT



SALTAIRE YACHT CLUB

Renovation, Addition and Lift of Waterfront Clubhouse

- Constructed a fully operational kitchen and bar suitable for restaurant use.
- We incorporated materials with natural finishes that resonate with the culture of Fire Island. Unique details, such as exposed wood framing and heavy timber trusses, were included.
- The client had a strict deadline to open the club for business at the beginning of the season, and the project was successfully completed on time.



COLOSSAL MEDIA

Waterfront Alteration and 2nd Floor Addition to an Industrial Building

- Situated in the heart of Brooklyn, we undertook the installation of an expansive zinc metal roof.
- To ensure the structural integrity of the building, we installed over 100 helical piles. These specialized piles were essential for supporting the construction of a second floor that is fully independent of the main level.
- This project was completed under a tight deadline, saving the client three months of commercial rent at their existing property and enabling them to move into their new building sooner than expected.

ENVIRONMENT



GOTHAM GREENS

Construction of Rooftop Greenhouse

- A fully automated 65,000-square-foot greenhouse constructed in Jamaica, Queens, designed to produce over 500 tons of produce annually.
- Situated atop a four-story building and adjacent to the railroad tracks, this project presented numerous logistical challenges. Despite these difficulties, the issues were successfully resolved, resulting in the successful completion of the greenhouse.
- During the pre-construction assessment, we identified a significant weakness in the roof structure that had previously gone unnoticed. We notified the client of the problem before construction commenced, ultimately saving them thousands of dollars in repair costs.

TRANSPORTATION



OCEAN BEACH FERRY

Construction of Ocean Beach Ferry Terminal

- This construction featured an exposed heavy timber truss roof, with all carpentry work—from framing to finishing—completed in-house.
- Throughout the entire construction process, the terminal remained operational, allowing thousands of passengers to pass through daily.
- Despite facing strict scheduling constraints and the need to minimize disruption of traffic to Ocean Beach, the project was completed on time.

TRANSPORTATION



LIRR JAMAICA CONTROL CENTER

Construction of the Long Island Railroad Train Control Theater

- Customized construction of the Long Island Railroad (LIRR) control center in Jamaica, Queens, featuring specially designed workstations.
- This project included the assembly and installation of a state-of-the-art, multi-million dollar 120-foot LCD video wall.
- The Long Island Railroad maintained a strict 4-month timeline, and the project was completed on schedule.

FIRST RESPONDERS



FAIR HARBOR FIRE HOUSE

Fair Harbor Fire House Addition and Renovation

- After we successfully constructed the Fair Harbor firehouse in 1989, we undertook a significant renovation in 2010 that involved adding a second floor.
- The addition featured detailed architecture, including unique vaulted ceilings and distinctive rooflines.
- To streamline the construction process, much of the prefabrication for the building components was carried out in-house and shipped directly to Fire Island. This approach allowed us to adhere to a tighter project schedule, minimizing delays and ensuring timely completion of the renovations.

FIRST RESPONDERS



MTA POLICE HEADQUARTERS

Ground Up Construction of 25,000 sq. ft. Law Enforcement Complex

- Located in Central Islip, this construction project was carried out next to an active railroad track.
- The project included the installation of unique features such as jail cells and high-security doorways. The structure was built using cold-forming techniques, and the work was self-performed.
- To expedite the schedule, the prefabrication of the building structure was conducted in a factory setting.

COMMUNITY



LT MICHAEL P. MURPHY NAVY SEAL MUSEUM

"On behalf of the Board of Trustees and the Murphy family, I can say without a doubt, anyone who supports our patriots, warriors and veterans who have defended our country, and need construction work should use LoDuca Associates for their construction needs!"

Daniel Murphy

COMMUNITY



This is the second Navy SEAL museum to be established, dedicated to honoring, reflecting upon, and preserving the memory of all United States Naval Special Warfare Operators.

LoDuca Associates is proud to be part of the talented team of professionals who volunteered their time to construct this remarkable facility. We donated all the exterior wall cold-form framing as a way to express our gratitude to the United States Naval Special Warfare Operators who have served and those who have made the ultimate sacrifice to protect our country. The heroism of these brave men and women will always be remembered.

COMMUNITY



LIGHTHOUSE MISSION WORK

The Lighthouse Mission in Bellport is dedicated to feeding the hungry and assisting individuals experiencing homelessness in overcoming poverty. Their ten mobile food pantry locations provide meals to thousands of people in the Suffolk County community each week.

COMMUNITY



- Employees from LoDuca Associates volunteered their time on the weekend to construct a canopy over the back entrance of Lighthouse Mission. This new structure provides a dry space for holding donations as they are prepared for processing.
- Since 2015, LoDuca employees have participated in a company toy drive. Thanks to their support, hundreds of toys have been donated each year for the Lighthouse Mission's annual Christmas toy drive. This initiative enables over 300 families to come in and shop for their children at no cost.
- Every November, LoDuca Associates employees contribute by either making a financial donation—which the company matches—or by donating non-perishable food items. The total money and food collected are given to the Mission for their mobile food pantries.

MEET THE TEAM



Renee Guerrieri
President & CEO

WITH LODUCA

Since 2007

PRESIDENT

Since May 2024

Renee Guerrieri leads LoDuca Associates as the second generation of her family to carry the company forward — continuing a standard of craftsmanship her father built over more than four decades.

Renee grew up inside the family business and joined LoDuca Associates as a full-time member of the team in 2007. Working alongside her father Rich LoDuca, she came to know the firm from the ground up - and to share his conviction that a project is only as good as the care and craftsmanship behind it.

On May 1, 2024, Renee became President and Chief Executive Officer, as Rich LoDuca stepped into a well-earned retirement after four decades of building the company's reputation. Under her leadership, LoDuca Associates carries that founding commitment to quality into its next chapter - one defined by enduring client relationships and the firm's standing as a certified Women's Business Enterprise.

Outside of work, family is Renee's greatest priority - and her greatest joy is the time she spends with her husband, three daughters, and son.



Christopher Perry
VP of Operations

WITH LODUCA

Since 2013

FOCUS

Operations & Field Executions

Since 2013, Christopher Perry has been a core driver of operations growth and execution at LoDuca Associates.

Beginning his career with the company as a Project Manager, Christopher earned his role as Vice President of Operations through a proven track record of managing full-lifecycle construction projects across estimating, procurement, buildout, and closeout.

Known for his relationship-first approach, Christopher excels at assembling high-performing project teams and nurturing long-standing partnerships with clients and subcontractors alike. His dedication to quality execution and collaborative leadership ensures every project meets LoDuca's highest standards from start to finish.

TESTIMONIALS

LoDuca Associates were total pros and a pleasure to have as part of our extended family during the job. When issues arose, LoDuca Associates saw that they were addressed quickly and properly. We would not hesitate to recommend LoDuca Associates to friends and neighbors and, in fact, already have.

Dmitri Naydych and Sue Donoghue



LoDuca Associates has been consistently a trustworthy and valuable partner. They enabled us to save on costs by helping us think through design changes for our 7500 sq.ft facility. It gave us great peace of mind knowing we could always reach them and talk through our questions and concerns in a straightforward and honest manner.

Jordan Garner, Colossal Media



LoDuca Associates came highly recommended by an architect who'd already worked with them on several projects. LoDuca Associates were calm, optimistic and a pleasure to work with even in the face of tight deadlines. The project was detailed and carefully crafted.

Meredith Davis



The entire LoDuca Associates project team has been an absolute pleasure to work with from start to finish. Early on, LoDuca Associates proved to be a solution oriented building partner and was truly an asset to our project. They were always prepared, dependable and consistently delivered on aggressive schedules.

Jim Zamorski, Collective Retreats

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M/WBE
Certified

Pictures:

This page, Fire Island Ocean Beach Ferry Terminal

Front cover, Fire Island Residence

