



New York City Housing Authority (NYCHA) St Nicholas Houses, Harlem, NY

At the St Nicholas Houses in Harlem, NY, BMT Consulting Services Developed a comprehensive project cost budgets and contractor cost evaluations informed by local market experience and proprietary in-house benchmarking data. As part of NYCHA's strategic initiative to rehabilitate aging public housing infrastructure. Leveraging our deep experience in cost management, contractor procurement and cost reconciliation, we played a pivotal role in identifying financial risks and optimizing construction phase decision-making. Our detailed evaluations helped ensure that NYCHA's investment strategy was supported by real-time data and cost transparency across the project lifecycle.

The scope of this project required precise coordination with multiple stakeholders and contractors to validate budget assumptions, resolve cost discrepancies, and maintain schedule integrity. BMT's team provided timely recommendations that strengthened NYCHA's ability to control project expenses while accommodating site-specific challenges such as legacy system repairs and tenant safety protocols. Our commitment to financial clarity and technical accuracy supported NYCHA's larger mission to enhance livability and long-term resilience for residents of the St Nicholas Houses.

Relevancies

- ✓ NYCHA EXPERIENCE
- ✓ NEW YORK CITY PROJECT

Client

NEW YORK CITY HOUSING
AUTHORITY (NYCHA)

Services

- COST ESTIMATION
- COST RECONCILIATION
- COST-TO-COMPLETE ANALYSIS

Cost

\$680,000,000

Service Dates

FEBRUARY 2023





New York City Housing Authority (NYCHA) Todt Hill, Staten Island, NY

BMT Consulting Services provided expert construction cost management and advisory services to support the New York City Housing Authority (NYCHA) at the Todt Hill development in Staten Island, NY. Our role was integral to the early assessment and planning phase, where the findings from our report directly informed the development of a competitive Request for Proposals (RFP). This process focused on evaluating development potential, maximizing unit yield, identifying funding opportunities, incorporating sustainability, and outlining cost projections, risks, and partnership strategies for planning, design, and stakeholder engagement from the outset.

This project was one of several developments selected based on critical need indicators outlined in the HUD Agreement, including issues such as lead-based paint, persistent leaks, and mold. BMT contributed through detailed cost estimates, feasibility assessments, and constructability reviews to help NYCHA prioritize remediation strategies and budget allocation.

Relevancies

- ☒ NYCHA EXPERIENCE
- ☒ NEW YORK CITY PROJECT

Client

NEW YORK CITY HOUSING
AUTHORITY (NYCHA)

Services

- COST ESTIMATION
- COST VERIFICATION
- FEASIBILITY STUDIES

Cost

\$200,000,000

Service Dates

JANUARY 2023





Vermella Brand Multifamily Residential Ground-up St. Kearny, Waldwick, Union - NJ

BMT Consulting Services partnered with Vermella, a leading multifamily developer, to provide comprehensive preconstruction cost management and estimating services for a large-scale residential development. Our involvement began during the conceptual design and site acquisition phases, where BMT delivered strategic support in due diligence and feasibility analysis to assess site viability and financial performance.

Our scope of services included detailed quantity take-offs, conceptual and schematic estimates, bid leveling, and cost projections across major trades. We played a critical role in supporting Vermella's internal preconstruction and development teams by preparing accurate budgets, refining scope packages, and reviewing change orders to ensure alignment with both design intent and cost targets. Our experience with multi-phase residential construction allowed Vermella to make informed, data-driven decisions from acquisition through to procurement and early execution planning.

Relevancies

- ☒ PRIVATE SECTOR DEVELOPMENT
- ☒ NEW JERSEY PROJECT

Client

VERMELLA / RUSSO DEVELOPMENT

Services

- PRECONSTRUCTION COST MANAGEMENT
- QUANTITY TAKE-OFFS & BUDGETING
- BID LEVELING & CHANGE ORDER REVIEW

Cost

\$30-80,000,000

Service Dates

SEP 2015 - JAN 2018



BMT CONSULTING

References

BMT CONSULTING SERVICES LLC - REFERENCES

REFERENCE 1

Company Name:	Russo Development
Description of work	Cost Estimating for leading NJ residential developer
Size / \$ Value	80-320 res units \$30M - \$80M
Contact	Brendan Warland
Title	VP of Construction, Russo Development
Phone	(201) 803-9170
Email	Brendan.warland@gmail.com

REFERENCE 2

Company Name:	Solove Real Estate Developers
Description of work	Estimate, GC procurement and Value Engineering for multi family development
Size / \$ Value	28 units \$122,000,000
Contact	Jerry Solove
Title	President
Phone	(614) 563-7000
Email	jsolove@solove.com

REFERENCE 3

Company Name:	MountCo Construction and Development Corp.
Description of work	Estimating for Ground up Multifamily residential development
Size / \$ Value	74,000sf \$26,250,000
Contact	Mark Olson, AIA
Title	Registered Architect
Phone	(914) 755-0955
Email	molson@mountco.com

BMT Consulting Services LLC

a NY certified M/WBE & DBE



CAPABILITY STATEMENT

We are a trusted provider of comprehensive construction cost management and project advisory services. Our expertise ensures accurate cost estimating, quantity surveying, budgeting, change order review, value engineering and effective cost control for projects of all sizes. Backed by a team of seasoned professionals, we help clients achieve their financial and operational goals with precision and transparency.

CORE COMPETENCIES

- Quantity take-offs
- Cost Estimates / Budgets
- Constructability Reviews
- Cost Verification
- Value Engineering
- Feasibility Studies
- Cost Reconciliation
- Life-Cycle Costing
- Cost-to-Complete
- Change Order Reviews

MARKET SECTORS

- Government
- Commercial
- Hospitality
- Education
- Infrastructure
- Industrial
- Aviation
- Transportation
- Mission Critical

List of Specific Codes & Data

M/WBE CERTIFIED WITH PANYNJ, NYS & NYC
DBE CERTIFIED WITH PANYNJ
ASPE CERTIFIED PROFESSIONAL ESTIMATOR (CPE)
NIGP 92544, 96114, 96121
NAICS 541990
DUNS 104425982
CAGE 9ULJ8

CERTIFICATIONS

- Port Authority of NY & NJ MWBE / DBE
- New York State MWBE
- NYC Dept. of Small Business Services MWBE
- NYNJSMDC MWBE

Relevant Projects

Municipal Complex, Hamilton NJ
Housing Authority Development. Kingston, NY
San Antonio Airport SAT Concourse Expansion
PANYNJ LaGuardia Lounge, NY
Success Charter Academy, Bronx, NY
Belmont Parks, West Babylon, NY
Wildlife Conservation Society, Bronx, NY
CSU Long beach (sitework, residential, parking)
Rutgers University JM Sports arena
Myrtle Beach airport Concourse expansion
L'Oreal warehouse, Franklin, NJ
Cartier Luxury Retail, multiple locations
Paraprofessional Health Academy, Bronx, NY

Location & Contact Info | Rockland County, NY 10976



careers
businesses
neighborhoods

M/WBE Certificate

BMT Consulting Services LLC

This certificate acknowledges that this company has met the criteria as established by the M/WBE Program at the NYC Department of Small Business Services and is therefore certified as a Minority Women-Owned Business Enterprise (M/WBE).

Certificate Number

MWCERT2024-454

Expires on

12/31/2028

A handwritten signature in black ink, reading "Eric Adams".

Eric Adams, Mayor

A handwritten signature in black ink, reading "Kevin D. Kim".

Kevin D. Kim, Commissioner



Equal Employment Opportunity (EEO) Policy

BMT Consulting Services LLC

Effective Date: 8-15-2022

Policy Number: EEO-001

Purpose

BMT Consulting Services LLC is committed to fostering a diverse and inclusive workplace, ensuring equal employment opportunities for all employees and applicants without regard to race, color, religion, sex (including pregnancy, gender identity, and sexual orientation), national origin, age, disability, genetic information, or any other legally protected characteristic.

Policy Statement

BMT Consulting Services LLC strictly prohibits discrimination or harassment of any kind. We are dedicated to recruiting, hiring, promoting, and retaining the best talent based on individual merit, qualifications, and abilities. All employment decisions, including those regarding hiring, training, compensation, promotion, and termination, will be made fairly and equitably.

Scope

This policy applies to all aspects of employment at BMT Consulting Services LLC, including recruitment, hiring, job assignment, training, promotion, transfer, compensation, benefits, discipline, and termination.

Key Commitments

Non-Discrimination:

All employees, contractors, and job applicants will be treated equally regardless of protected characteristics such as:

Race, ethnicity, or national origin

Gender, gender identity, or sexual orientation

Age

Disability (physical or mental)

Veteran status

Marital or family status

Any other characteristic protected by law

Reasonable Accommodation:

BMT Consulting Services is a NYS Certified Minority / Woman owned Business Enterprise (M/WBE)

BMT Consulting Services LLC | 10 Delongis Ct, Sparkill, NY 10976 | P - (914) 879-0017 |

E - binu.mathew@bmtconsultingservices.com



BMT Consulting Services LLC will provide reasonable accommodations for employees and applicants with disabilities unless doing so would cause undue hardship to the company.

Anti-Harassment:

Any form of workplace harassment, whether based on a protected class or otherwise, will not be tolerated. This includes offensive comments, unwelcome physical contact, or any behavior that creates a hostile work environment.

Retaliation Prohibited:

Retaliation against anyone who reports discrimination, participates in an investigation, or exercises their rights under this policy is strictly prohibited.

Reporting Discrimination or Harassment

Employees who believe they have been subjected to discrimination, harassment, or retaliation are encouraged to report the matter to the Human Resources Department immediately. All reports will be handled promptly, confidentially, and thoroughly investigated.

Enforcement

Violations of this policy will result in disciplinary action, up to and including termination. BMT Consulting Services LLC takes every complaint seriously and strives to create a fair and safe environment for all.

Contact Information

For any questions or to file a report under this policy, please contact:

Human Resources Department

Phone: (914) 879-0017

Email: binu.mathew@bmtconsultingservices.com

BMT Consulting Services LLC is an Equal Opportunity Employer. We celebrate diversity and are committed to creating an inclusive environment for all employees.

BMT Consulting Services is a NYS Certified Minority / Woman owned Business Enterprise (M/WBE)

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FORM OF PROPOSAL (Attachment A)

(This Form must be fully completed and placed in proposal submittal.)

Instructions: Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" proposal submittal submitted by the proposer. Also, complete the Section 3 Statement and the Proposer's Statement as noted below:

X=ITEM INCLUDED	SUBMITTAL ITEMS (Three copies of each proposal, including one with original signatures)
<input checked="" type="checkbox"/>	Form of Proposal (Attachment A)
<input checked="" type="checkbox"/>	Form HUD-5369-C
<input checked="" type="checkbox"/>	Profile of Firm Form (Attachment C)
<input checked="" type="checkbox"/>	Proposed Services (including SF330) <i>Capability Statement</i>
<input checked="" type="checkbox"/>	Managerial Capacity/Financial Viability
<input checked="" type="checkbox"/>	Client Information
<input checked="" type="checkbox"/>	Equal Employment Opportunity Statement;
<input checked="" type="checkbox"/>	Subcontractor/Joint Venture Information (Optional)
<input checked="" type="checkbox"/>	Section 3 Business Preference Documentation
<input checked="" type="checkbox"/>	Other Information (Optional) <i>Certifications</i>

SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES ☐ or NO ☒. If "YES," pursuant to the Section 3 portion within the Conditions and Specifications, and pursuant to the documentation justifying such submitted, which priority are you claiming? _____.

PROPOSER'S STATEMENT

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, that shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs where provided, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFQ as issued by the HA in hard copy, including executing the contract. Pursuant to all RFQ Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein to this RFQ.


Signature

4/30/25
Date

BINU MATHEW
Printed Name
PRINCIPAL

BMT CONSULTING SERVICES
Company
LLC.

PROFILE OF FIRM FORM
(Attachment C)

(This Form must be fully completed and placed proposal submittal.)

- (1) Prime ☐ Sub-contractor ☒ (This form must be completed by and for each).
- (2) Name of Firm: BMT CONSULTING SERVICES LLC Telephone: 914 879 6617 Fax: _____
- (3) Street Address, City, State, Zip: 10 DELONGIS CT, SPARKILL, NY 10976
- (4) Please attached a brief biography/resume of the company, including the following information:
(a) Year Firm Established; (b) Year Firm Established in [JURISDICTION]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).
- (5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP
BINO MATHEW	OWNER	100%

- (6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE
NITIN SABNIS	CHIEF OF ESTIMATING

REQUEST FOR QUALIFICATIONS (RFQ)

Architectural/Engineering Services

(7) Proposer Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

☐ Caucasian
☐ Public-Held Corporation
☐ Government Agency
☐ Non-Profit Organization
 American (Male) _____%

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

☐ Resident-Owned* _____%
 ☐ African American _____%
 ☐ **Native American _____%
 ☐ Hispanic American _____%
 ☐ Asian/Pacific American _____%
 ☐ Hasidic Jew _____%
 ☒ Asian/Indian American 100 %

☒ Woman-Owned (MBE) 100 %
 ☐ Woman-Owned (Caucasian) _____%
 ☐ Disabled Veteran _____%
 ☐ Other (Specify): _____%

WMBE Certification Number: NY 29825

Certified by (Agency): NM SDC (National Minority Supplier Dev. Council)
 (NOTE: A CERTIFICATION/NUMBER NOT REQUIRED TO PROPOSE - ENTER IF AVAILABLE)

[Signature]
Signature

4/30/25
Date

BINO MATHAW
Printed Name
PRINCIPAL

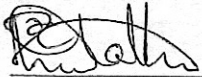
BMT CONSULTING SERVICES LLC
Company

**PROFILE OF FIRM FORM
(Attachment C)**

(This Form must be fully completed and placed proposal submittal.)

- (8) Federal Tax ID No.: 87-2073323
- (9) [APPROPRIATE JURISDICTION] Business License No.: N/A
- (10) State of NY License Type and No.: _____
- (11) Worker's Compensation Insurance Carrier: NEXT FIRST INSURANCE
Policy No.: 524565942 Expiration Date: 06/02/26
- (12) General Liability Insurance Carrier: NEXT FIRST INSURANCE
Policy No. 524565942 Expiration Date: 06/02/26
- (13) Professional Liability Insurance Carrier: NEXT FIRST INSURANCE
Policy No. 524565942 Expiration Date: 06/02/26
- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of _____, or any local government agency within or without the State of _____? Yes ☐ No ☒
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☒
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (16) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposal price, or that of any other proposer or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.

- (17) Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.



Signature

4/30/25

Date

BINU MATHEW

Printed Name
PRINCIPALBMT CONSULTING SERVICES
LLC.

Company