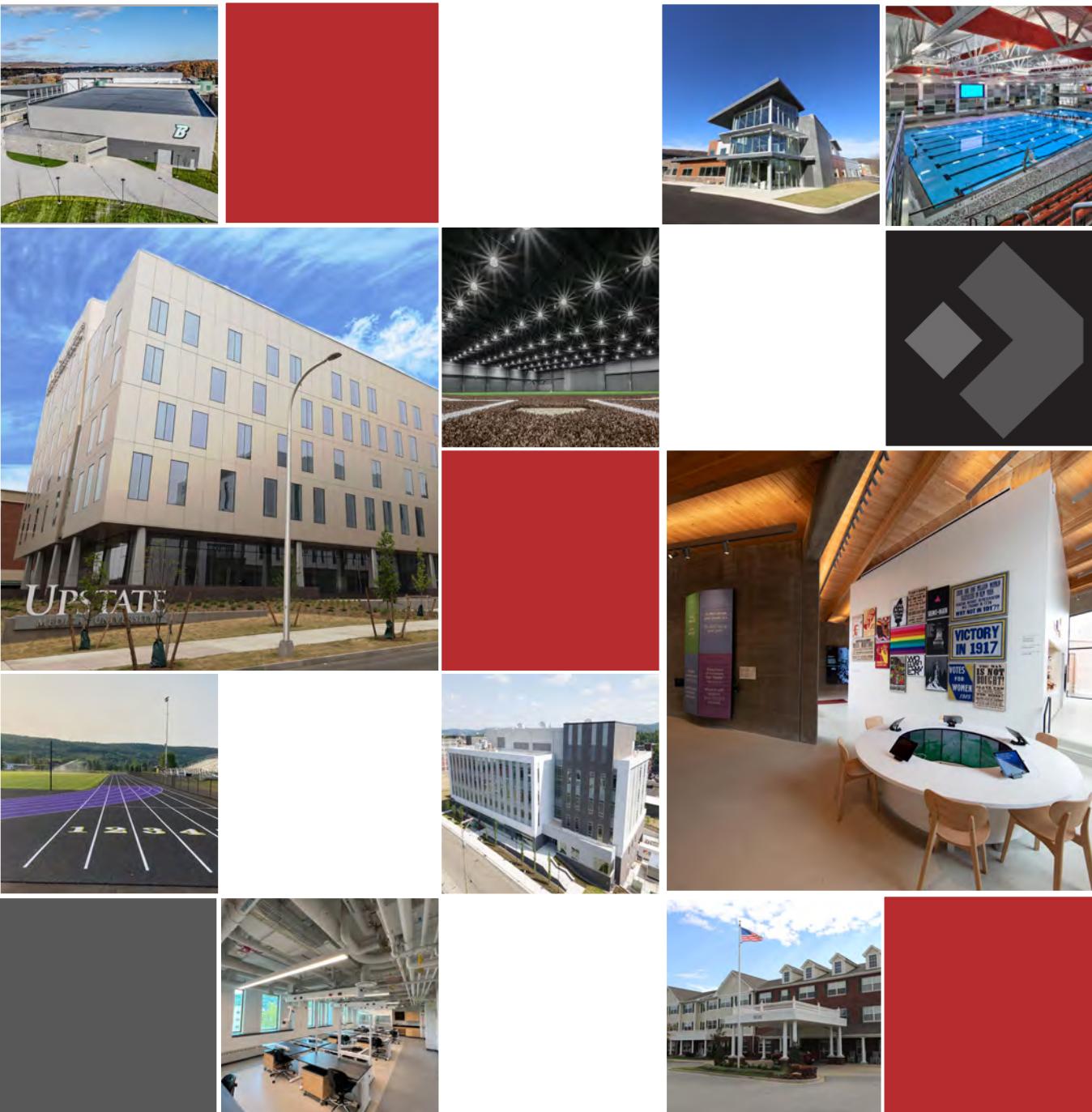


# COMPANY PROFILE



**FAHS** Construction Group  
The Work We Do Makes A Difference<sup>TM</sup>

[fahsconstruction.com](http://fahsconstruction.com)

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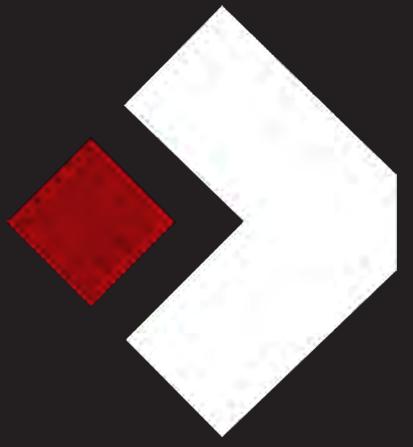
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# COMPANY OVERVIEW

Established in 1947, Fahs Construction Group has been a cornerstone of excellence in general construction, site work, and commercial paving for over 75 years. Headquartered in Binghamton, NY, Fahs has built a reputation as a trusted partner delivering large-scale builds and renovations across upstate New York and the greater region. Our reach spans healthcare, industrial, multifamily, and commercial markets, where we bring unmatched expertise, precision, and reliability to every project.

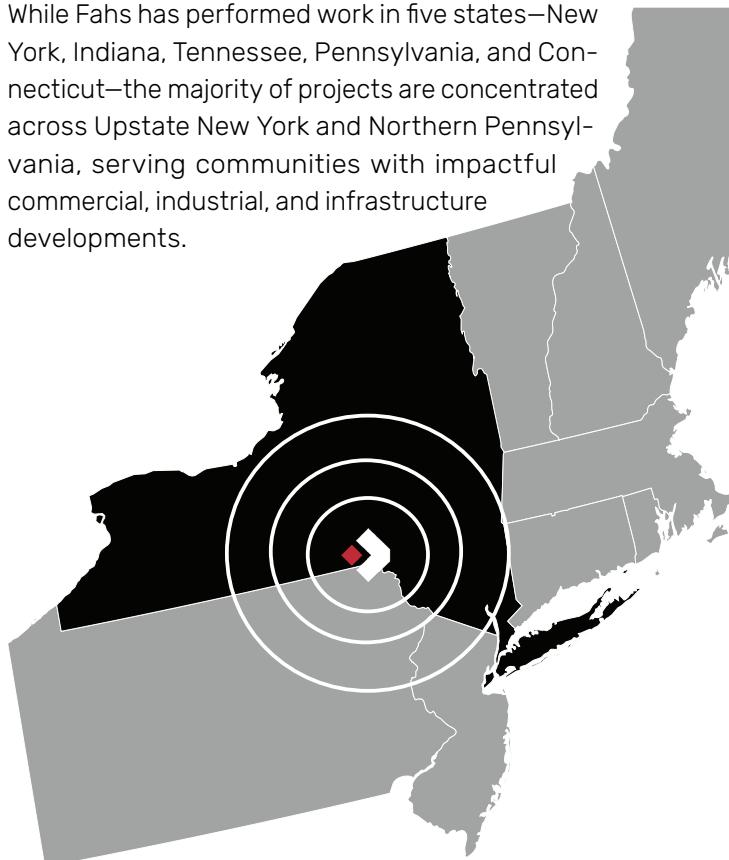
Driven by a client-centric approach and a proven 90%+ repeat business rate, Fahs is the partner of choice for real estate developers, property managers, and commercial tenants. From groundbreaking to final delivery, we execute complex projects with a focus on quality, safety, and efficiency—on time and on budget.

As a family-originated company with deep regional roots, Fahs Construction Group remains committed to building value, fostering relationships, and shaping the future of upstate New York's infrastructure and communities.



## REGION

While Fahs has performed work in five states—New York, Indiana, Tennessee, Pennsylvania, and Connecticut—the majority of projects are concentrated across Upstate New York and Northern Pennsylvania, serving communities with impactful commercial, industrial, and infrastructure developments.



## SELF-PERFORM WORK

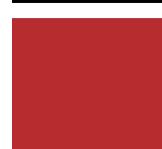
Fahs Construction Group sets itself apart with the ability to self-perform critical construction tasks. Our team of highly skilled professionals routinely handles



SITEWORK



COMMERCIAL PAVING



CONCRETE

By self-performing these key areas of construction, we maintain direct control over schedules, quality, and costs—ensuring every project meets our high standards and exceeds client expectations.



## VISION & VALUES

Fahs consistently strives to be the regional leader in innovative, sustainable construction solutions that drive economic growth and enhance community development.

Guided by our core values of integrity, quality, collaboration, and safety, we prioritize client success, environmental responsibility, and long-term relationships.

Positioned for continued growth and success, Fahs Construction Group leverages its experience, resources, and innovative approach to meet evolving client demands and thrive in an increasingly competitive market.

## BUILDING

### BUILDING EFFICIENTLY

Fahs efficiently manages resources and schedules, ensuring timely, on-budget project delivery from concept to completion, with detailed planning and expert coordination at every phase.

### BUILDING RELATIONSHIPS

Relationships come first. With over 90% repeat and referral business, we prioritize client satisfaction through quality, timely, and budget-conscious project delivery.

### BUILDING VALUE

Maximizes project value through clear communication, detailed planning, and proactive cost management, ensuring budgets are accurate and clients receive the best return on investment.

# YOUR **LEADERSHIP TEAM**

This leadership team brings over **150 years** of combined experience, driving growth through expertise in construction operations, development, finance, and innovation across public, private, and institutional markets.



**Richard Gangemi**  
Chief Executive Officer

Joining in 2003, Richard Gangemi brings 30+ years of experience. As CEO, he leads operations, financial performance, and growth, leveraging expertise in industrial, institutional, and commercial projects exceeding \$1B to position the company for continued success.



**Mark Burritt**  
Chief Financial Officer

Joining in 1981, Mark Burritt brings over 40 years of experience. As CFO, he oversees project finance, corporate accounting, budgeting, and financial controls. His background includes Section 8 housing development and deep expertise in financial management and strategic oversight.



**Steve Kucerak**  
Chief Operating Officer

Joining in 2004, Steve Kucerak brings 30 years of experience. As COO, he oversees operations for General Construction, Sitework, Paving, and Development, driving growth through strong policies, large-scale project management, and key relationships, including major SUNY and federal builds.



**Carl Guy**  
President

Joining in 1988, Carl Guy brings 40+ years of experience. As President, he leads the Development Division, driving \$300M+ in private projects, including 2,000 senior housing units, with expertise spanning heavy municipal, industrial, and institutional construction.



**Todd Willson**  
VP of Field Operations, CHST

Joining in 2004, Todd Willson brings 35+ years of experience. As VP of Field Operations, he oversees safety, field operations, labor, equipment, and scheduling. He has strengthened safety programs, improved efficiency, and supports workforce development across all divisions.



**Maureen Reuther**  
VP of Human Resources

Joining in 2012, Maureen Reuther brings 30+ years of experience. She leads Fahs' recruitment, training, benefits, compliance programs, and employee relations, having built the HR department from the ground up. She oversees 401k and ESOP administration while fostering a strong workplace culture.

# CLIENT **ADVANTAGE**

Our proven expertise and commitment to excellence help clients achieve on-time, on-budget results. With a focus on collaboration, innovation, and sustainability, we build projects that drive growth, modernize infrastructure, and strengthen communities.

## **BENEFITS**

Clients benefit from streamlined project delivery, reduced costs, and accelerated timelines thanks to our self-performed capabilities and integrated project management processes.

## **SOLUTIONS**

From design-build services and tenant renovations to large-scale commercial development, we offer customized construction solutions that ensure quality, precision, and alignment with client goals.



# OUR **SERVICES**

Fahs Construction Group delivers a comprehensive suite of construction services tailored to meet the needs of both public and private clients. As a general contractor we offer pre-construction planning, design-build, commercial development assistance, and design-bid-build services. We self-perform sitework, commercial paving, and structured concrete – providing seamless solutions that deliver measurable value at every stage of the project.



## Pre-Construction Planning

Collaborative planning for public and private projects, offering cost analysis, design consultation, and scheduling to optimize project outcomes before construction begins.



## Design-Bid-Build

A proven design-bid-build model separates design and construction to maximize pricing competition, scope clarity, and cost certainty for owners.



## Design-Build

A unified design-build model aligns planning and execution to reduce risk, control costs, and accelerate delivery for commercial developments and tenant renovations.



## Construction Management at Risk (CMAR)

Construction Management at Risk (CMAR) combines early contractor involvement during design with at-risk construction delivery, offering transparent pricing, schedule control, and a guaranteed maximum price.



## Commercial Development Assistance

Expertise in ground-up development, expansions, and build-to-suit solutions that support economic growth and community infrastructure.

# PROJECT EXPERIENCE

The following pages highlight key projects that showcase our expertise, quality, and tailored solutions across various industries.



## Sitework

Our sitework division delivers complete site construction for our General Construction, Development, and Commercial Paving Divisions, as well as direct contracts with owners, construction managers, and other contractors. Our experienced civil superintendents, backed by advanced equipment and technology, manage every phase – from earthmoving and utilities to drainage and final grading – with precision, efficiency, and quality.



## General Construction

Fahs Construction Group manages a substantial volume of general construction projects across New York State, delivering complex builds across healthcare, industrial, commercial, multifamily housing, and educational sectors. Our completed work includes projects for the City of Binghamton, Binghamton University, Cornell University, numerous school districts, the Dormitory Authority of the State of New York (DASNY), the Office of General Services, and the State University Construction Fund.

## Commercial Paving

Bidding sitework contracts, airport runway projects, EMAS aircraft arresting system projects and pavement maintenance contracts. Our list of clients include: the US Federal Bureau of Prisons, Wegman's Food Markets, Best Buy, Walmart, Cornell University, Binghamton University, Brixmor, Vornado, Borg Warner Automotive, Little Rock Regional Airport and the Binghamton Regional Airport.

## PROJECT PORTFOLIO >



## SUNY Upstate Medical Health and Wellness Facility



Completed in June 2023

**Location:** Syracuse, NY

**Architect:** STANTEC

**Owner:** SUNY Upstate Medical University

**Contract Value:** \$95,000,000

**Project Description:**

The SUNY Upstate Health and Wellness Center is a six-story medical outpatient care facility as well as a complete radiology suite with an MRI, CAT Scan and X-ray capabilities. Patient care includes a pediatric, adult care, geriatric, and oncology departments. There is a dental suite and pharmacy space as well. This revolutionary facility was designed to take the stress off the Upstate Medical Emergency Room and provide comprehensive medical care to those in need.

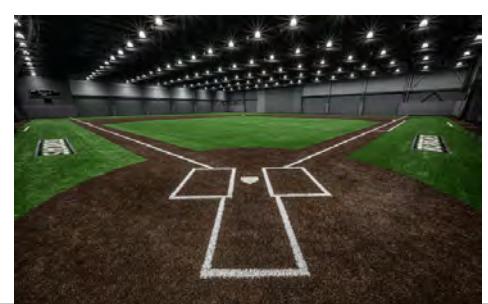
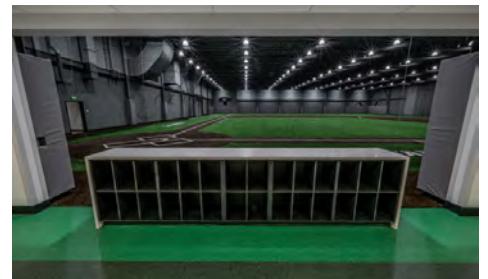
Exterior work included installation of storm, sanitary, water, and natural gas, concrete planters, with integrated wood benches, a plaza area of pavers and landscape. The building work included a structural steel frame, exterior curtain wall glass, metal panels, windows, masonry, and a mechanical fastened EPDM roof.

Interior work included metal studs, drywall, acoustical ceilings, VCT flooring, ceramic floor, and wall tile as well as painting and wall coverings. There was custom millwork throughout the facility including patient intake desks, greeting desks, patient room cabinets and nurses' stations.

Mechanical work included new chillers, boilers, air handling units, pumps, and heat exchangers with associated piping and ductwork. Plumbing work included domestic hot and cold water, booster pumps, water heaters, and medical gas equipment and piping. Electrical work included new switch gear, distribution panels, telecommunications, an emergency generator with automatic transfer switches, and associate conduit, cabling, and wiring. Fire protection work included a complete wet system with standpipes as well as a dry system in the electrical rooms.



# Binghamton University Fieldhouse & Storage



Completed in September 2024

Location: Vestal, NY  
Architect: CSArch  
Owner: SUCF | Binghamton University  
Contract Value: \$13,726,949



## Project Description

**Client Objectives:** Binghamton University sought to expand its athletic infrastructure by constructing a versatile indoor field house to accommodate multiple sports for year-round practice. The university needed the project to be completed efficiently to serve the growing student-athlete population and enhance the campus facilities. The project also required the integration of a storage facility within the same timeframe to support the field house's operations.

**Challenges and Innovative Solutions:** Tight Timeline and Weather Constraints: With a delayed start in June 2023, Fahs Construction faced the challenge of establishing new site grades, installing site utilities, setting foundations, and constructing a weather-tight building envelope before winter. Despite a hot summer that slowed exterior masonry work, Fahs employed strategic scheduling and prioritized the critical building envelope work to allow interior construction to continue uninterrupted.

Concurrent Projects: The addition of a 2,131 SF storage facility, initially planned for completion by February 2025, was integrated into the field house timeline. This added complexity, includ-

ing adjustments to site utilities and grade changes. Fahs' project team adapted quickly, using advanced planning and proactive risk management to deliver both the storage and field house projects ahead of schedule.

**Results and Client Benefits:** Through meticulous planning and an innovative approach to overcoming weather and site constraints, Fahs Construction delivered both the 38,000 SF Field House and the 2,131 SF storage addition by October 2024—four months ahead of the original combined project completion date of February 2025. This early turnover allowed Binghamton University to use the facility much sooner than anticipated, maximizing its investment and providing a critical resource for student-athletes ahead of schedule.

## SUNY Cortland Student Life Center



Completed in December 2014

**Location:** Cortland, NY

**Architect:** H2L2 Architects

**Owner:** State University Construction Fund

**Contract Value:** \$46, 000, 000

**Project Description:** This project consists of a new 140,000 square foot Student Life Center. This facility will house gymnasiums, training rooms, pool, exercise and workout facilities, locker rooms, classrooms, offices, an elevated running track and a dining area.

Construction includes all earthwork, site demolition and improvements, landscaping, site concrete and utilities, paving, structural concrete,

brick and unit masonry, composite stone panels, structural and miscellaneous metals, rough and finish carpentry, roofing, composite metal panels, door frames and hardware, curtain wall framing and glazing, metal storefronts, swimming pool, elevator, mechanical and electrical work.

This project is pursuing LEED Gold Certification.



## Southern Tier High Technology Incubator



Completed March 2017

**Location:** Binghamton, NY

**Architect:** Ashley McGraw

**Owner:** Southern Tier Incubator

**Contract Value:** \$15,936,000

**Project Description:**

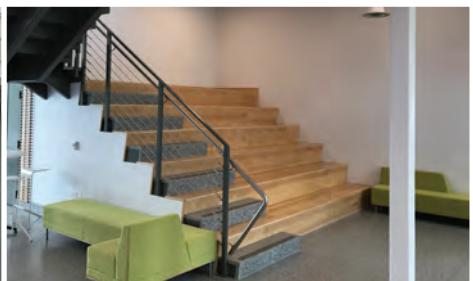


The facility is a partnership between Binghamton University, the Binghamton University Foundation, New York State, SUNY Broome Community College, Broome County, the City of Binghamton, the federal government and private-sector industry partners, and includes cutting-edge laboratories, and business development services.

This 36,000SF facility consists of 20% wet labs, 70% office space and 10% general common space. This project achieved LEED silver certification.

Construction consisted of site work including earth work, concrete retaining walls, utilities, landscaping and paving. The building structure was comprised of masonry baring walls, and structural steel covered with an exterior fiber cermet rain screen system, in combination with a metal panel vented wall system, windows, storefronts and EPDM and Green Roof.

Interior work included drywall metal framing, extensive wood and laboratory case work, painting, metal and wood slat ceilings and resin terrazzo, wood, VCT and carpet flooring.



## Binghamton University School of Pharmacy



Completed in May 2018

**Location:** Johnson City, NY

**Architect:** SLAM

**Owner:** State University Construction Fund

**Contract Value:** \$34,600,000

**Project Description:** This project is a 94,000 square foot new School of Pharmacy in Johnson City, NY for Binghamton University. This facility houses classrooms, research labs and offices.

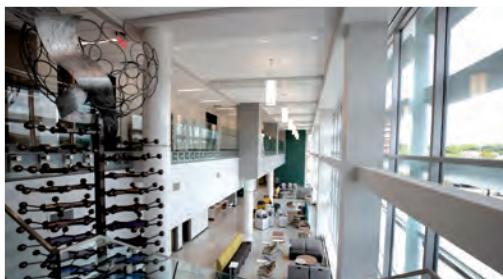
The main building is a six-level structure – a basement, four teaching floors and a mechanical penthouse. There is also a one-story stand-alone maintenance garage on the site.

Sitework included mass excavation, utilities, curbing, paving, sidewalks and landscaping. The building is



a structural concrete foundation with a steel frame. The building envelope is brick, insulated metal panels, glazed curtain wall, aluminum windows and storefronts and an EPDM roof system.

Interior work included metal studs and drywall with a Level 5 finish, acoustical ceilings, wood doors, metal frames and door hardware, flooring, painting, wood casework, lab casework, mechanical, plumbing and electrical work.



## THE HEARTH AT FRANKLIN | FRANKLIN , TN



**Completion** August 2014

**Location:** Franklin, TN

**Project Type:** Multi-Unit | Assisted living

**Architect:** Bearsch Compeau Knudson

**Client/Owner:** The Hearth at Franklin, LLC

**Contract Value:** \$12,600,000



### Project Description

The Hearth at Franklin is a three-story assisted living and one-story memory care facility connected by a shared service building. The facility is 115,000 square feet, housing 101 apartments in the three-story wing and 30 apartments in the memory care wing.

A well-appointed dining room serves three meals a day from the commercial kitchen located in the shared services building. A reception area, parlor, library, movie theater, and secure interior landscaped courtyard are common spaces.

Construction consisted of site work, concrete foundation with slab on grade, structural steel studs with steel floor joists supporting the slab on deck. Exterior work included Hardy plank with brick and vinyl siding. Internal work included metal studs and drywall, extensive wood trim, cabinets and granite countertops and security doors and hardware.



## Lofts@JC



Completed in September 2020

**Location:** Johnson City, NY

**Architect:** Delta Engineers

**Owner:** AOM Investments LLC

**Contract Value:** \$4,585,000

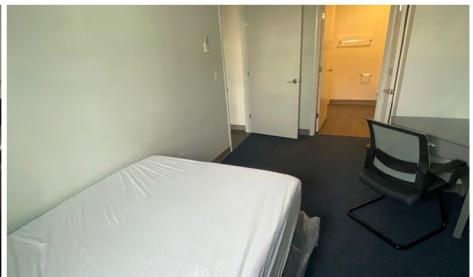
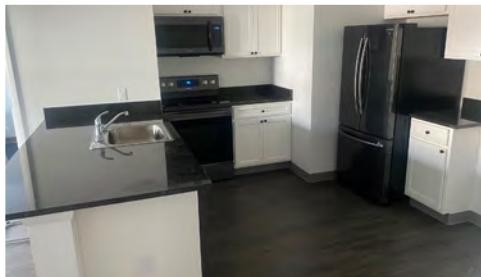
**Project Description:** The Lofts@JC is a three-story student housing apartment building. The building has concrete foundations, wood framing, vinyl windows, aluminum storefront, an EIFS exterior and EPDM roofing.

Interior work included drywall, ceramic tile flooring in the common areas, carpet and tile in the apartments, one elevator, ductless split units in the apartments for heating and cooling and a full sprinkler system. Kitchens included granite countertops, cabinets and appliances.



In the basement there is a work-out area, study rooms and a community room.

Sitework included new asphalt parking lot, a secure entrance gate, curbing, sidewalks and landscaping.



## GiGi's Playhouse Achievement Center Renovation



**Completed in December 2023**

**Location:** Binghamton, NY

**Architect:** Montage Interiors

**Client/Owner:** GiGi's Playhouse Southern Tier

**Contract Value:** \$575,000



### Project Description

Fahs Construction Group recently completed a 4,000-square-foot renovation for GiGi's Playhouse of the Southern Tier at the Oakdale Commons. This project transformed two tenant spaces into a vibrant learning center tailored to the organization's mission of supporting local families.

The new facility features a teaching kitchen, sensory rooms, learning labs, one-on-one spaces, a conference room, and a fitness area. By partnering with GiGi's Playhouse during the design phase, Fahs ensured the space was both functional and highly visible to the community it serves.

Delivered on schedule in just six months, this project reflects Fahs' dedication to creating impactful spaces for vital community organizations.



## Binghamton Fire Headquarters and Training Center



Completed in January 2023

**Location:** Binghamton, NY  
**Architect:** Keystone Associates  
**Client/Owner:** City of Binghamton  
**Contract Value:** \$6,300,000

### Overview:

Fahs Construction served as the general contractor for this 20,000 SF multi-prime project and state-of-the-art facility, which houses fire and EMS services with a modern drive-through design.

### Scope of Work:

Fahs Self-performed work included:

**Sitework:** Grading, stormwater retention system, and paving.

**Concrete:** Foundations, radiant-heated garage slabs with epoxy finish and trench drains.

**Installations:** Doors, hardware, fiberglass windows, entrance mats, and flagpole.

**Finishes:** Concrete sealer for durability.



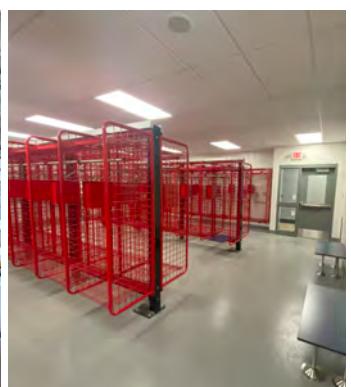
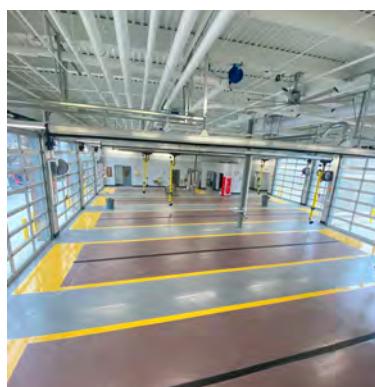
**Challenges & Solutions:**  
Built during the COVID-19 pandemic, Fahs overcame supply chain delays, labor shortages, and safety concerns by securing alternative suppliers, maintaining a safe work environment, and adapting timelines to stay on track.

### Key Features:

Drive-through design for efficient operations.  
Sustainable stormwater system and durable finishes.  
Functional training center to conduct comprehensive training programs.

### Results:

The project was delivered successfully, meeting the city's needs for a cutting-edge emergency and training services facility.



## Newcut Manufacturing Facility



Completed in December 2017

**Location:** Newark, NY

**Architect:** Delta Engineers

**Owner:** Newcut Manufacturing

**Contract Value:** \$2,983,000

**Project Description:** Fahs Construction Group completed the new manufacturing facility for Newcut Manufacturing in Newark, NY. The project consisted of a 17,500-square foot pre-engineered metal building with associated site work.

The building had a concrete foundation, a Green Ice treated slab on grade with a concrete tank containment area. There were two overhead doors



for access to the process areas. The office space consisted of a conference room, open offices, a break room and three bathrooms. Special areas included a dark room and clean room.

Exterior work included earthmoving and utilities, a paved parking area and landscaping around the building.



## Therm Manufacturing Warehouse Addition



Completed in April 2013

**Location:** Ithaca, NY

**Architect:** John Snyder Architects

**Owner:** Therm

**Contract Value:** \$2,360,000

**Project Description:** Fahs Construction Group completed the new warehouse addition for Therm Manufacturing in Ithaca, NY. The project consisted of a 20,000-square foot clear span pre-engineered metal building with associated site work.

The building had a complete four-foot high masonry wall around the perimeter with three overhead doors and two man doors. The interior had insulated

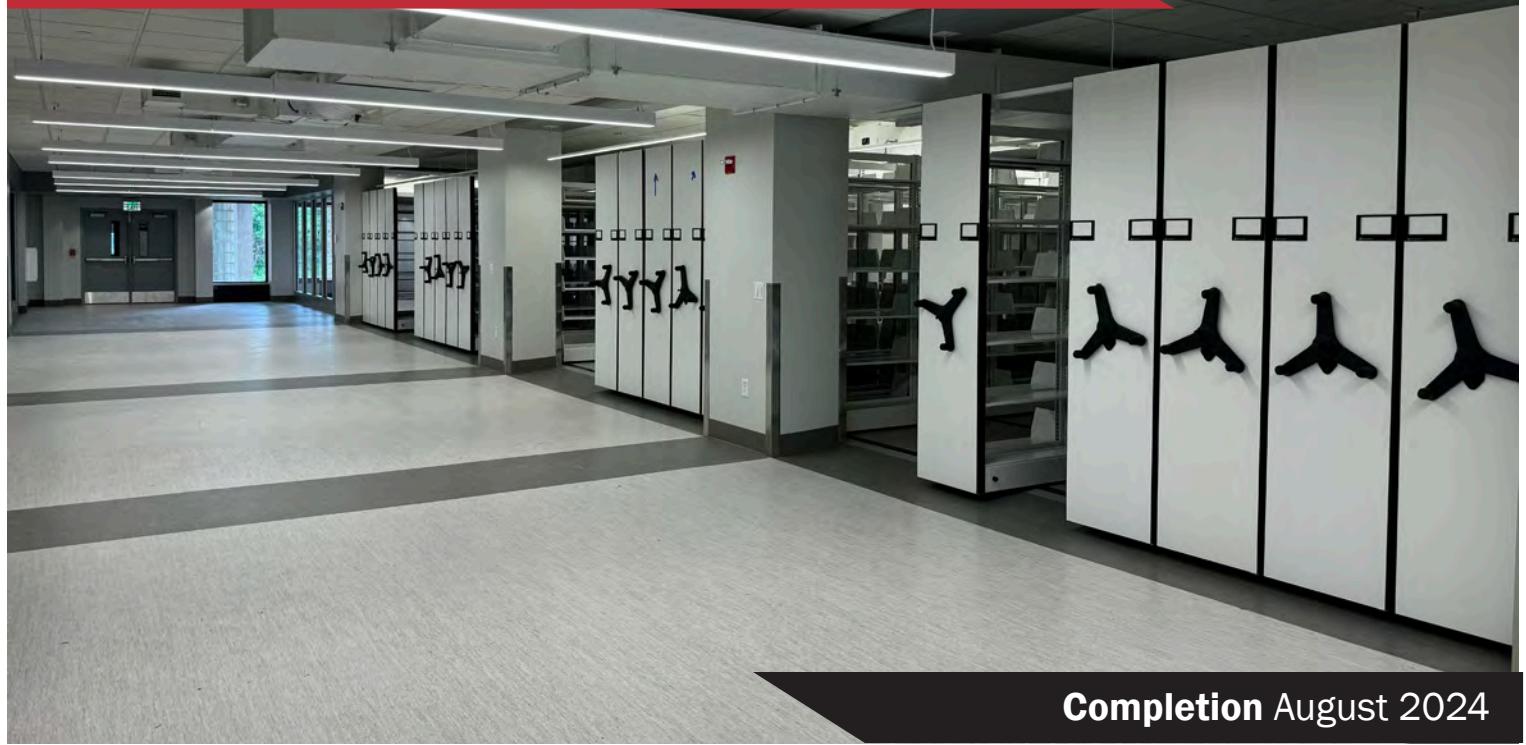


liner panels on the walls and ceiling along with a thickened slab to support the heavy machinery for manufacturing.

The only interior finishes were two bathrooms and an electrical room. The exterior work included earthmoving, utilities, new landscaping and paving.



## BINGHAMTON UNIVERSITY | BARTLE LIBRARY RENOVATION



**Completion** August 2024

**Location:** Vestal, New York

**Project Type:** Education

**Lead Engineer:** M/E Engineering, P.C.

**Architect:** Azar Design Co. (Formerly Foit-Albert)

**Client/Owner:** SUCF / Binghamton University

**Contract Value:** \$29,000,000



### Project Description

Fahs Construction led a \$29M, multi-phase renovation of Bartle Library to modernize the 40,000 SF third floor and upgrade the 20,000 SF mechanical room, all while keeping the library fully operational. Key upgrades included new cooling towers, boilers, air handling units, elevators, electrical substations, a 750kW generator, and replacement of all building roofs, some utilizing vacuum insulated panels.

**Challenges:** Maintaining full functionality of the library during construction was paramount, ensuring uninterrupted services for students and staff, as well as preserving climate control for books and collections. Careful coordination between Fahs, subcontractors, and university staff minimized disruptions.

**Unique Aspects:** The project involved crane picks requiring road closures and collaboration with local authorities. Despite these challenges, the renovation improved energy efficiency and modernized the facility to better serve the university's needs.





**Location:** Binghamton, NY

**Architect:** Delta Engineers

**Client/Owner:** The Agency

**Contract Value:** \$4,095,555

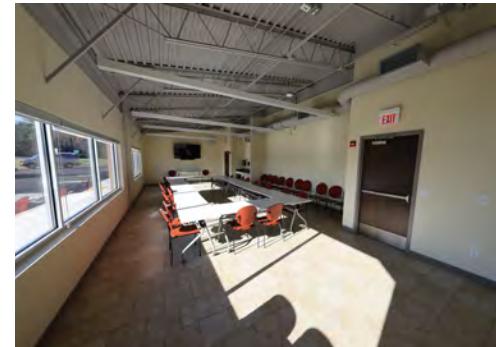


## Project Description

The Agency Building is the new home of the Greater Binghamton Chamber of Commerce and the Agency (formerly Broome County IDA). This building will serve as focal point for business development in Broome County.

This 17,000 square foot building has a concrete foundation, a structural steel frame, with exterior split face block and brick, a metal panel wall system and a two-story glass atrium. The roof is comprised of standing seam metal roof over ice and water shield as well as a TPO roofing system for the flat areas.

Interior work included drywall and metal studs, painted exposed ceilings, ceramic and carpet tile and acoustical ceilings.



## Equal Rights Heritage Center



**Completion** November 2018

**Location:** Auburn, NY

**Architect:** in-Architects

**Client/Owner:** City of Auburn

**Contract Value:** \$5,280,000



### Project Description

The 7,500-square-foot Equal Rights Heritage Center in Auburn, NY, exemplifies our expertise in high-quality interior renovations. Completed on a fast-track 10-month schedule, the space seamlessly blends modern functionality with historical storytelling, showcasing the equal rights movement through interactive iPad stations, TV monitors, and curated displays.

The interior features elegant terrazzo flooring, board-form concrete and drywall finishes, and large steel windows, creating a clean and inviting environment. The exterior, with its brick façade, glulam timber framing, and standing seam metal roof, complements the building's robust design.

Site work included locally sourced pavers, curbing, sidewalks, and furnishings, emphasizing community collaboration.



# WHY FAHS CONSTRUCTION GROUP?

Explore the core advantages that make Fahs the trusted choice for successful, long-term project outcomes.

## ACCESSIBLE LEADERSHIP

Unlike larger firms, our executives remain closely involved in every project, offering direct accessibility and unmatched client support.

# 78+ Years

Serving upstate NY and beyond!



# 95+

Highly Skilled Employees



# \$1 BILLION

Projects completed with self-performed sitework, concrete & paving.<sup>1</sup>



### Decades of Success,

leveraging strong relationships with subcontractors and suppliers to deliver reliable and efficient solutions.

### Robust Project Teams

Multiple high-quality Project Managers, Project Superintendents and Project Engineers ensure superior oversight & streamlined execution.

### Depth, Scope, and Diversity

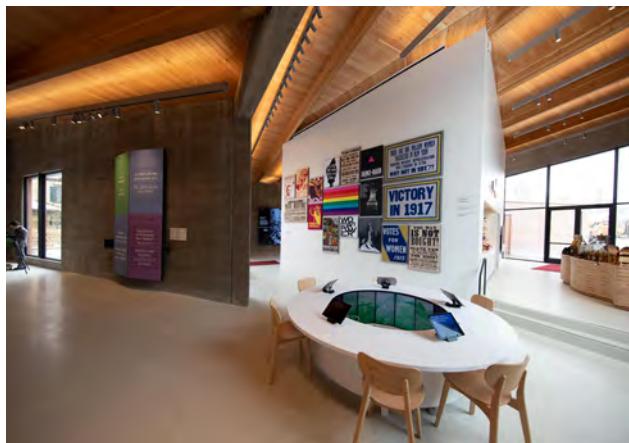
across public, private, and industrial projects ensure versatile, tailored results for every client!

## STATE-OF-THE-ART TECHNOLOGY AND EQUIPMENT

Leveraging advanced machinery and tools to deliver precision, efficiency, and exceptional quality on every project.

### A Culture of Safety

At Fahs Construction Group, safety is more than a priority – it's a culture. Our zero-tolerance approach to unsafe practices, site-specific safety plans, and ongoing training programs ensure every project is executed with precision and care. By choosing Fahs, you partner with a contractor committed to protecting people, projects, and long-term success.



## EMPLOYEE-DRIVEN APPROACH

Delivering quality, cost-effective services requires a company-wide commitment to effective quality systems. By empowering skilled employees to take responsibility for meeting project specifications and client goals, they ensure lasting success and future opportunities.

## TESTIMONIALS

Hear from those who know us best! Our clients' feedback reflects the dedication, craftsmanship, and trust we bring to every project. Explore their stories to see how Fahs Construction delivers lasting value across Upstate New York.



"We contacted Fahs Construction early in our development process. Their willingness to work through the many challenges and sometimes drawn-out timelines made them stand out in our selection process. Fahs Construction's in house management team and wide network of qualified subcontractors assured us that budgeting, scheduling, and constructability reviews were accurate and helped us manage our risk in our planned development project." **Exact Capital**



**Anna Bruce**  
Board President  
GiGi's Playhouse Southern Tier

"What impressed us most about Fahs Construction was their personal touch. Their team was accessible and responsive throughout the entire project. The result? Our educational center is not only beautifully built, but it was complete on schedule, which allowed us to maintain our program schedule and not affect our participants."

"We went through a fairly rigorous selection process for our pre construction efforts. Fahs had an attention to detail and a responsiveness that made us feel very comfortable with them and their ability to manage the project."

**Jason Demarest, AIA**  
Principal Architect

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**FAHS** Construction Group  
The Work We Do Makes A Difference<sup>TM</sup>