



INSPIRON

M A N A G E M E N T

Building With Confidence



About Inspiron

As owner's representatives, we leverage decades of experience in the construction industry to advise, support, and protect our client's interests in every aspect of construction, from start to finish.

Our team of construction professionals is dedicated to offering peace of mind to our clients by acting as an extension of project owners.

Projects

Our experience and expertise span all sectors of the construction industry:

- Ground-Up Development
- Core & Shell Construction
- Distressed Projects
- Corporate Interiors
- Residential
- Parks
- Schools/Higher Education
- Hospitality
- Hotels
- Amusement/Entertainment
- Sports Facilities
- Specialty

Leadership



Alen Gershkovich, *Principal*

aleng@inspironmanagement.com

Alen Gershkovich is a construction industry expert with experience overseeing over \$4B in construction of multi-use developments, retail, hospitality, education, specialty, and distressed/stalled projects. His 20+ year career has been built on managing large-scale, fast-track construction projects in the greater New York City area.

Alen was personally in charge of overseeing the development, programming, and construction of Coney Island's two premiere amusement parks: Luna Park and Scream Zone under extremely tight deadlines. His ability to deliver both projects on time was critical to the mayoral initiative to revitalize Brooklyn's Coney Island. Alen has been trusted once again with the Coney Island East Expansion program in 2019/2020. These projects stand as symbols of great success for the City of New York.

His understanding of development and extensive experience in construction enables him to be an effective client advocate. He has also been tasked by institutional clients, developers, and schools to intervene on distressed projects and lead them to completion.

Alen's expertise in problem solving and seeing the critical path allows him to align all the team members and stakeholders to focus on one vision: the project's successful completion.



Building With Confidence



Our Services

Pre-Construction

- Schedule & Budget Development
- Create Milestone Schedules
- Coordinate & Protect Owner's Interests
- Design Team Selection & Assembly
- Develop Filing Strategies
- Evaluate Risk & Insurances
- Constructability Review

Construction

- Project Management
- Document Management
- Budget Implementation & Management
- Site Visits & Construction Oversight
- Change Order Management
- Establish Quality Control Measures
- Safety & Compliance Reviews

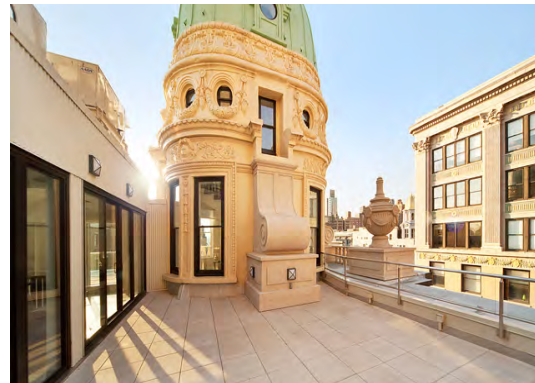


Bidding

- Prepare Project Budget Control Documents
- Identify Cost Issues
- Identify Long Lead Items
- Value Engineering
- Review Construction Estimates
- Establish Bidding Procedures
- Contractor Bidding & Selection

Close Out

- TCO & CO Management
- Punch-list Review & Certify Completion
- DOB Permits & Special Inspection Sign-Off Management
- Close-Out Document Management
- Final Budget, Payment, and Lien Waiver Management
- Drawing Reviews



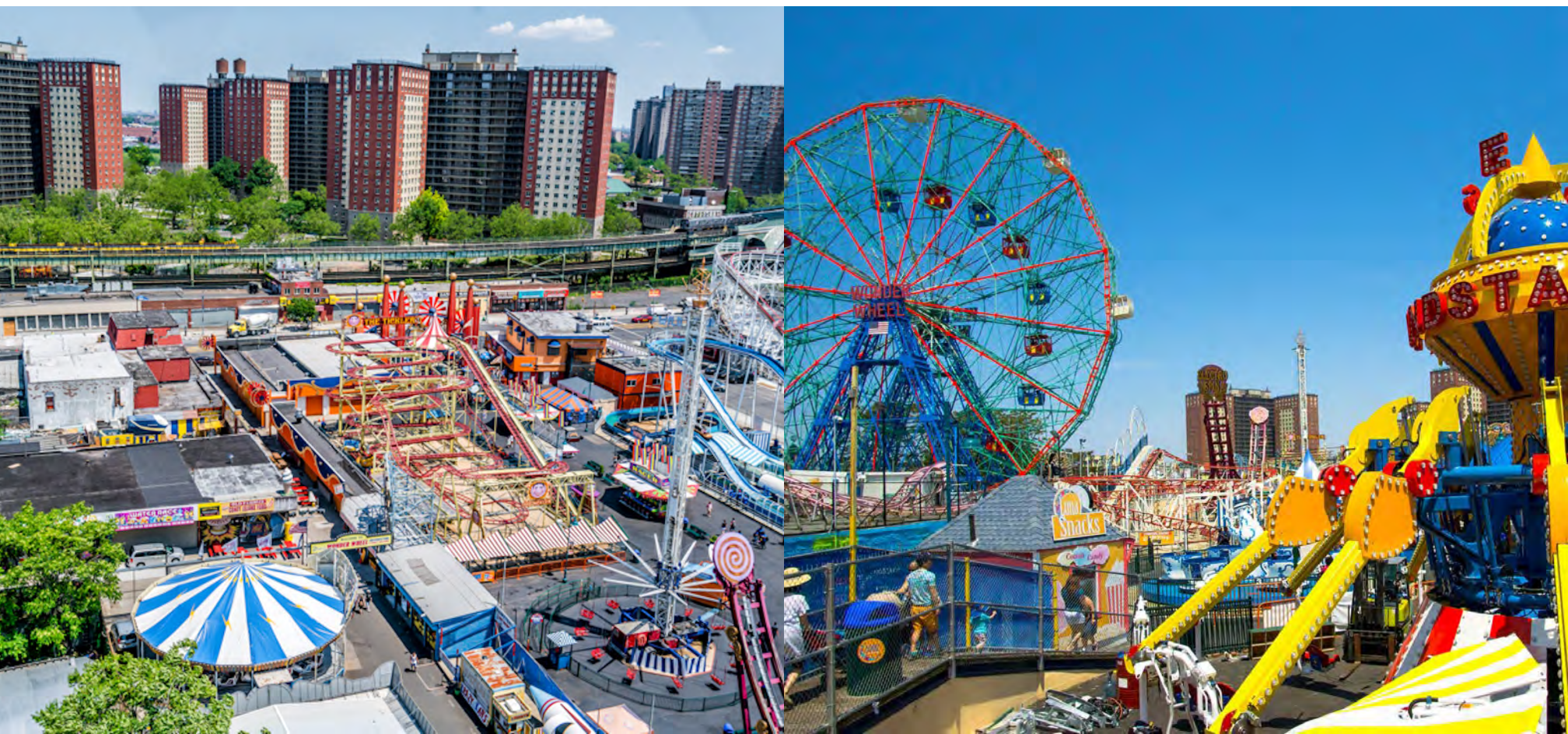
Building With Confidence





Luna Park

Coney Island, Brooklyn, NY



Scream Zone

Coney Island, Brooklyn, NY





Riverside Park South - Phase 6 New York, NY





143 1/2 River Road

139-143 Old River Road
Edgewater, New Jersey

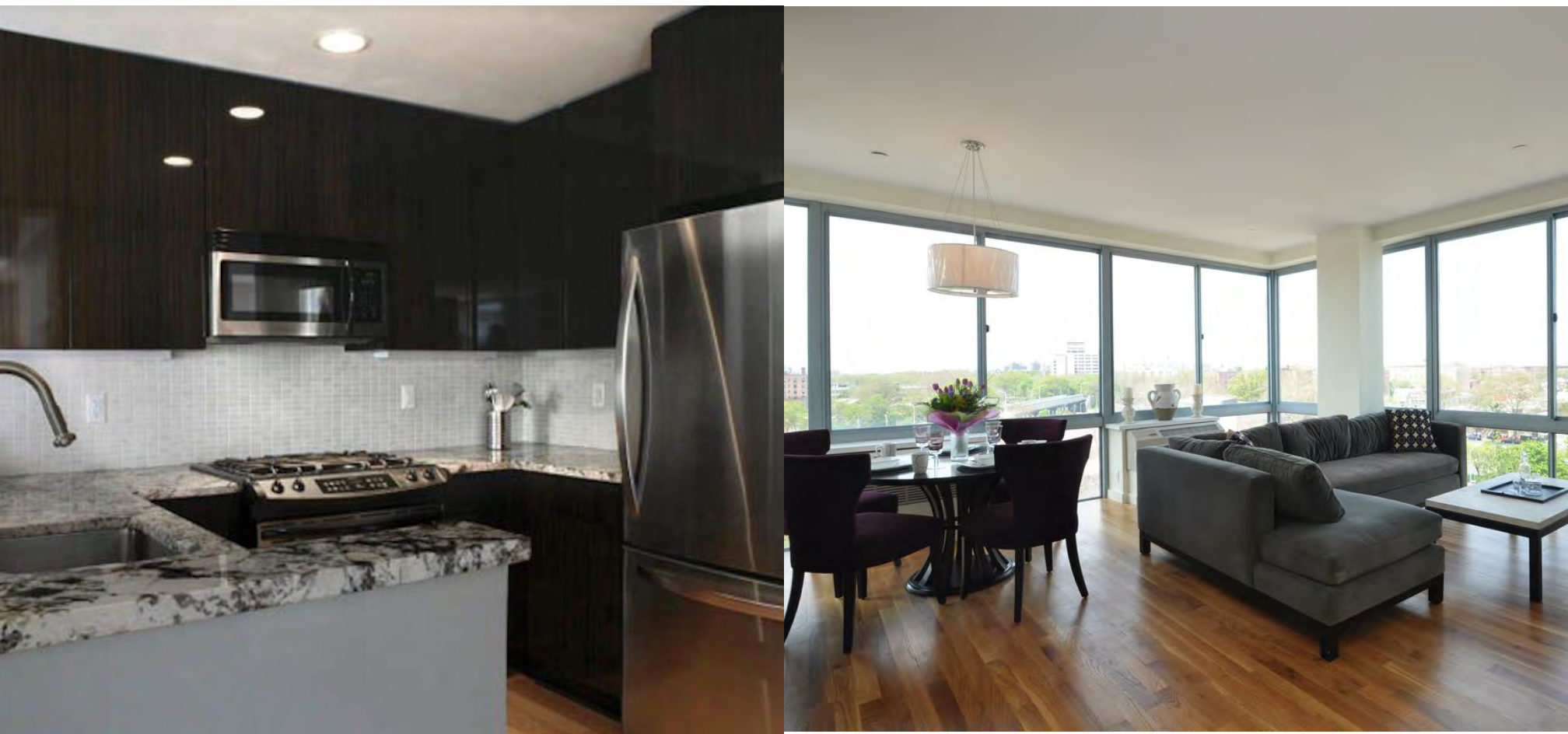






1125 BANNER AVENUE

1125 Banner
Brooklyn, NY





153rd Street

New York, NY





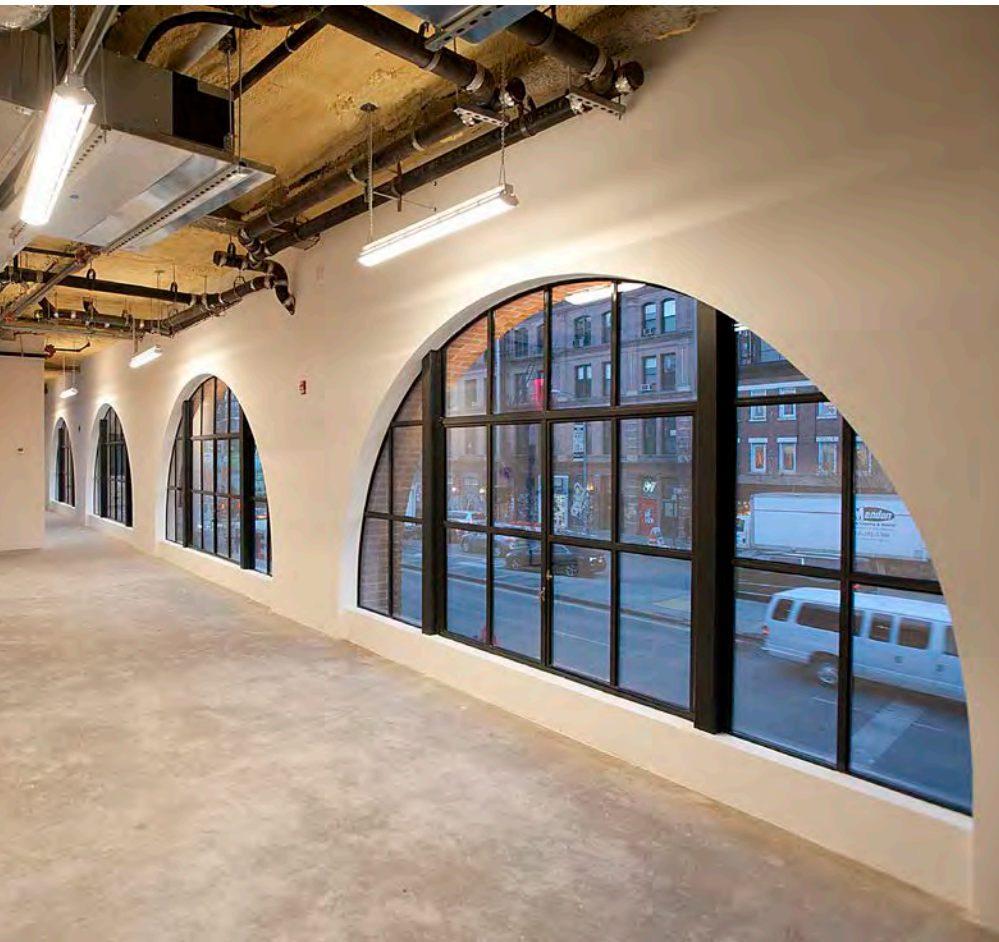
76 @ EAST HOUSTON ELIZABETH STREET RETAIL SPACE AVAILABLE

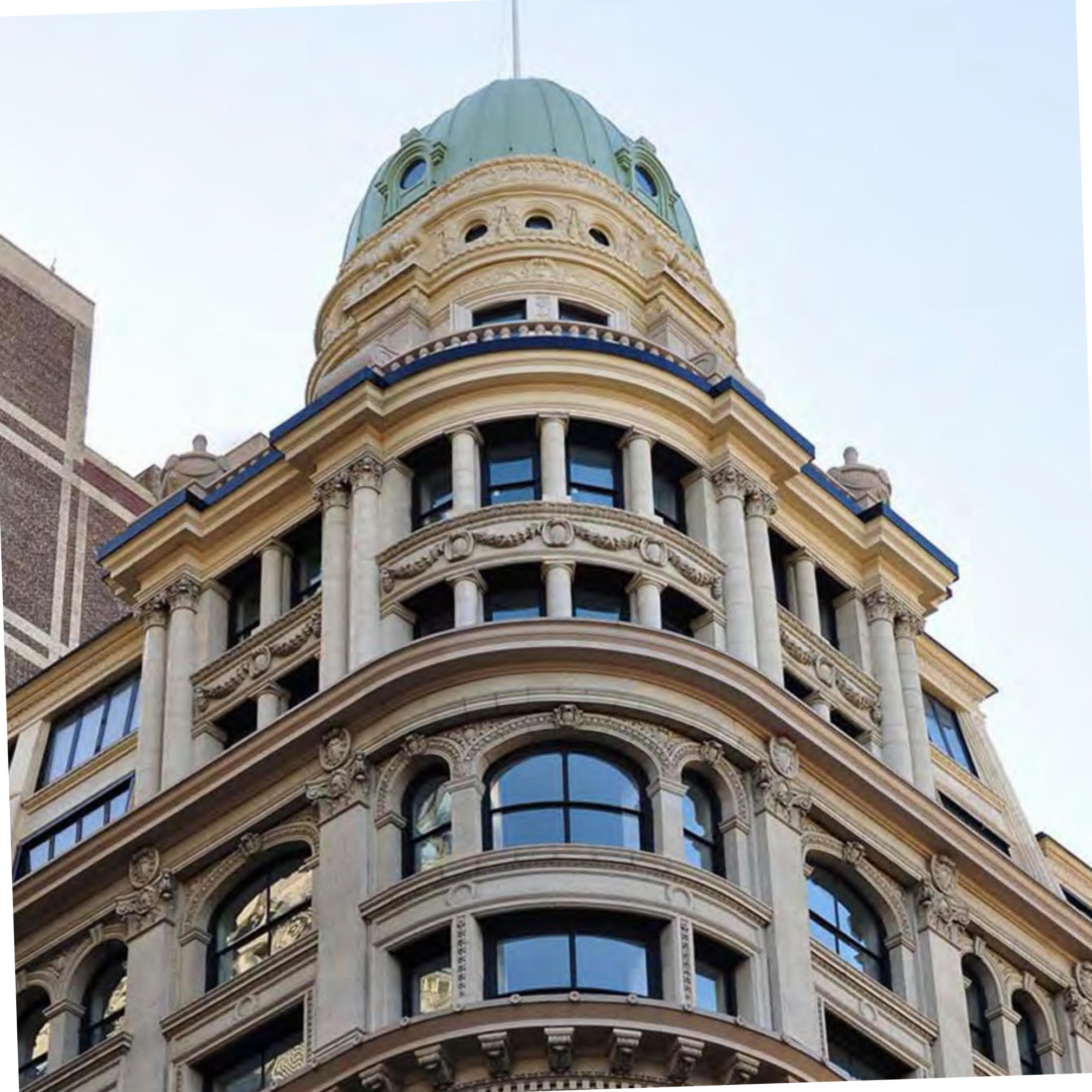
76 @ EAST HOUSTON ELIZABETH STREET ANDREW KAHN CHRISTIAN B. STANTON CARA GERSTLE 212.713.6883

76 @ EAST HOUSTON ELIZABETH STREET RETAIL S

76 East Houston

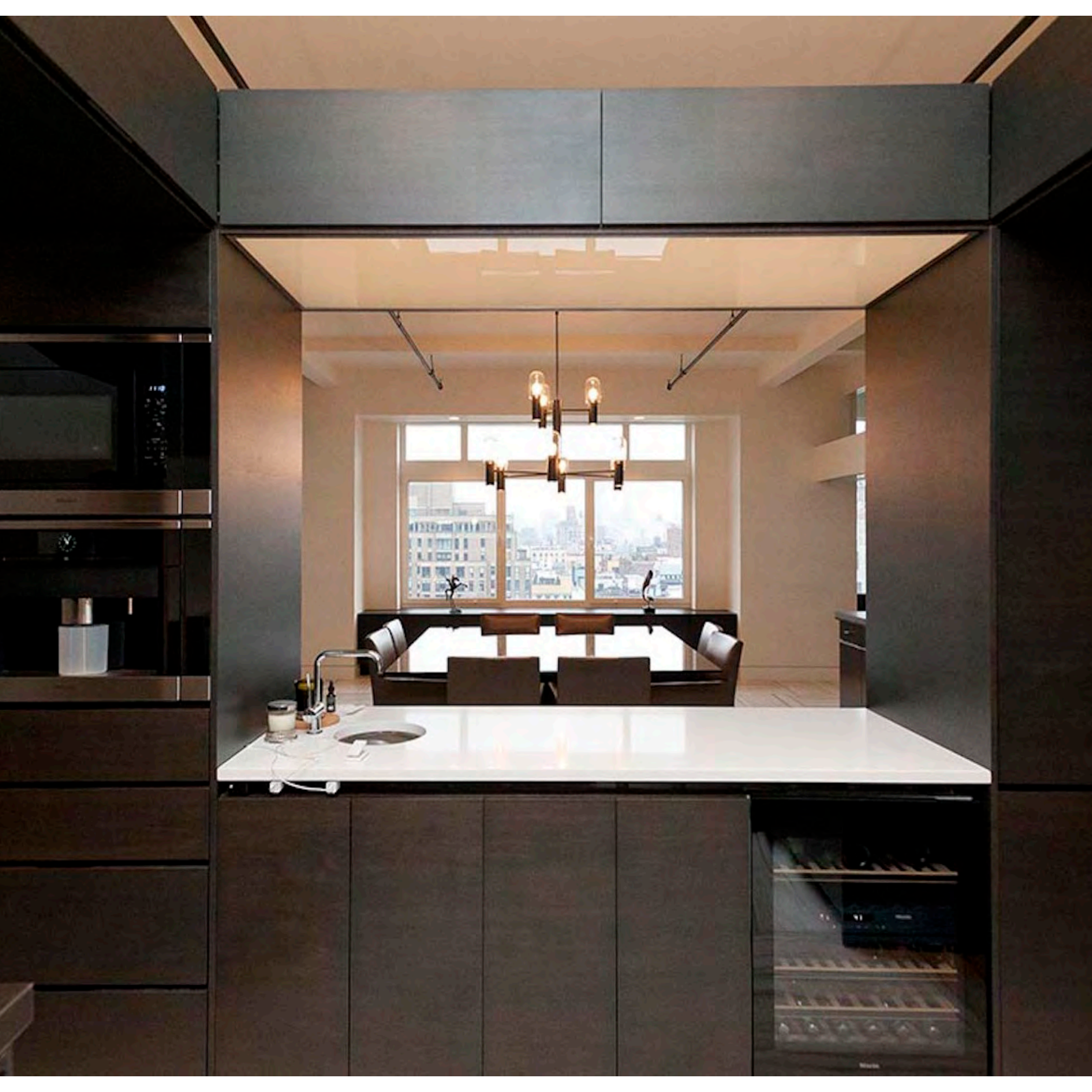
New York, NY





Fifth Avenue
New York, NY





Flaster Residence

New York, NY





79th Street

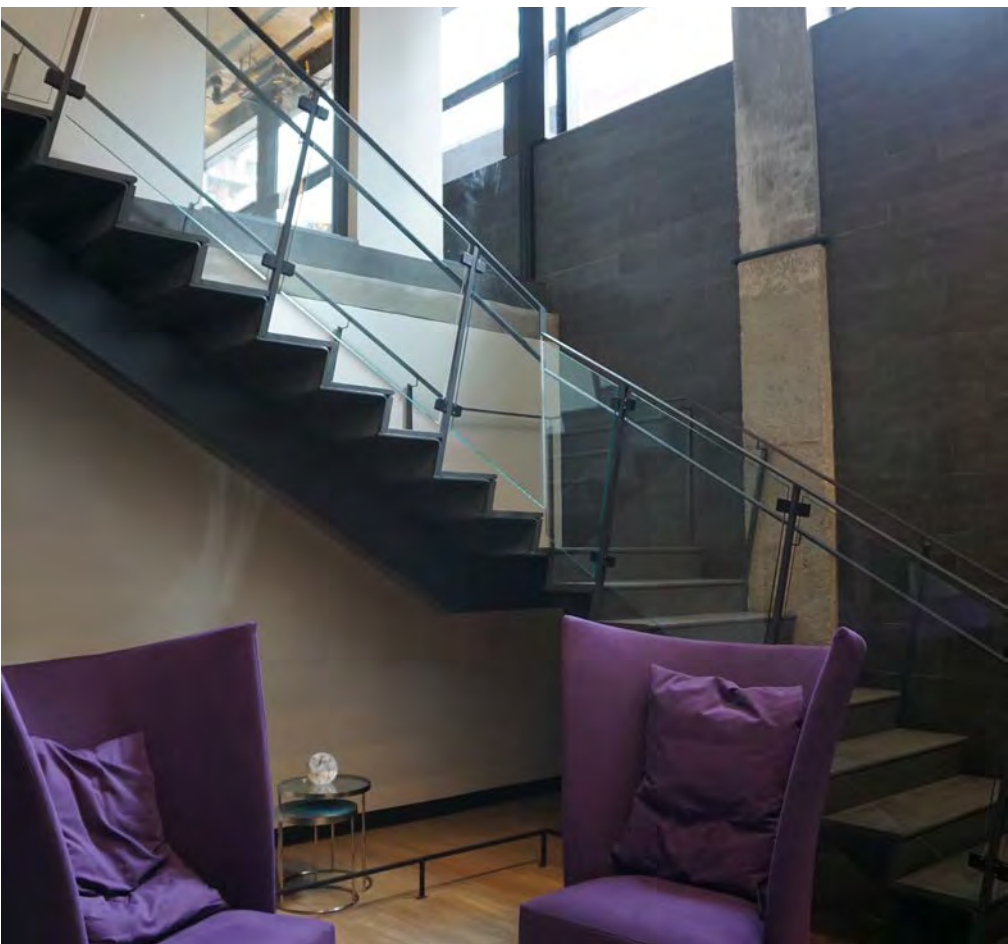
New York, NY





38th Street

New York, NY





→
A-1

BEDFORD ST

Ido
Sushit

the
village
TAVERN

48 Bedford Street

New York, NY





Kuwait Embassy

New York, NY





Sushi Samba

New York, NY



Tap Beer - 8:
 • Blue Moon • Sicils
 • Brooklyn Lager • Guinness
 • Centennial IPA • San Pablos
 Saison

~ SPECIALTY COCKTAILS ~
 Dutch Porter 12
 Five Flowers Mosaic 12
 Coconut Mosaic 12

~ CRAFT COCKTAILS ~
 - STRAWBERRY IN PARADISE -
 Patron Silver, lemonade, strawberry essence
 - THE MOVIE STAR -
 Grey Nectar White Whisky, grapefruit, lemon, pineapple
 - TILL DAWN -
 Tito's Vodka, Most classic mixer
 - THE REINVENTION -
 Cacha Aca, Rumor, Tost
 - CUCUMBER COOLER -
 Hendrick's Gin, St Germain, cucumber
 - THE MOJITO -
 Tj. Ra Citra, Fussion Vodka, Amalfi Porter
 - KILLER CHILLER -
 Absolut Citra, watermelon, citrus Syrup

~ HAPPY HOUR ~
 From 4pm - 7pm
 Draft Beers 4
 Wines by the Glass 7
 Pitcher of Sangria 25
 Most Cocktails 7
 \$10 Margarita Pizza
 \$2 Shrimp
 \$1 Oyster

• WOODY CREEK MASON MIX \$1.0
 • LA ULTIMA PAISABA \$1.0



Sarabeth's New York, NY





Tommy Lasagna

New York, NY



DRINK

ED-
 TON 2009...
 TON 2001...
 LAINESETTA 2002...
 2009...
 E-
 NI 2011...

WINES

-WHITE-
 9/29 PINOT GRIGIO-PECORARI 2011
 8/45 SAUVIGNON BLANC-PECORARI 2011
 8/41 CORTESANCA CANTONARI-FELI BERUCCA 2011
 8/41 LUGANA-PROVENZA 2009

-SPARKLING-
 9/40 PROSECCO CINTESA GIULIA MONTESSE
 SEBASTIAN-PROVENZA
 LUSVARDI

-SPECIALTY DRINKS-
 7 MIMOSA
 7 BELLINI

-DRAFT BEER-
 6 CARLSBERG
 6 FRANZISKANER
 7 GUINNESS

-BOTTLED BEER-
 HEINEKEN
 AMSTEL LIGHT
 CORONA
 YUENGLING
 6 MIRA I SPAN
 6 STELLA ARTOIS
 6 BROOKLYN PILSENER
 6 SOUTHAMPTON

ESPRESSO
 DOPPIO ESPRESSO
 BLEND COFFEE
 MACCHIATO

-COFFEE-
 2" CAPPUCCINO
 3" LATTE
 3 MOCHA
 3 AMERICANO

SODA
 3 SPRITE
 3 CINGER ALE

SHIRT
 4" TON FRUIT PUNCH

FRESH SQUEEZED OJ
 FRESH SQUEEZED LEMONADE

BOTTLED BEER
 AN P... GRIN...

INT

-BREAKFAST-
 PANI GRANELLA
 KE OMELET
 FRYING SALAD
 SANDWICH
 KECKE
 CRYSTAL
 FRYING
 SALAD E FRYING



Bowery Kitchen

New York, NY



MONSIGNOR FARRELL
HIGH SCHOOL



Monsignor Farrell High School

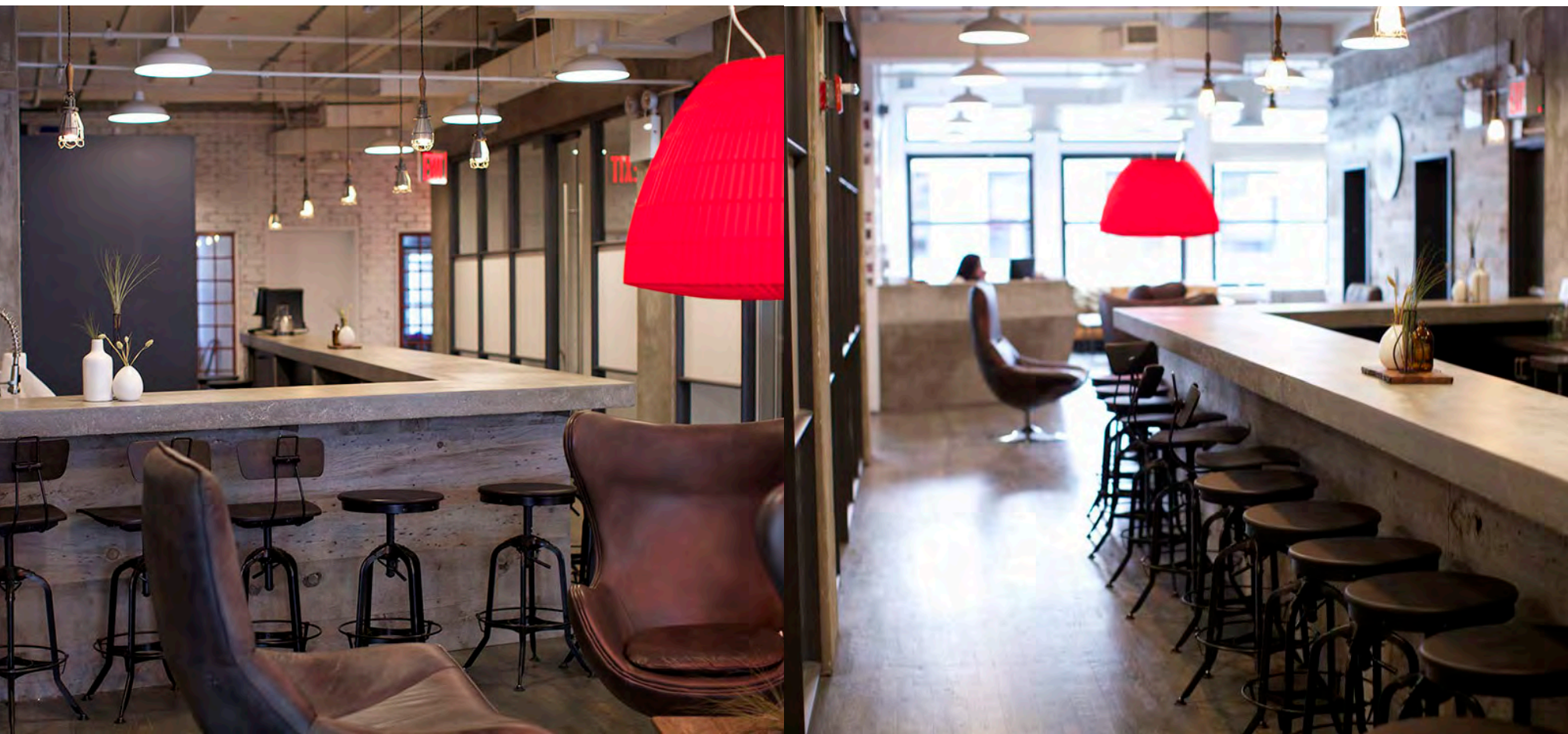
Staten Island, NY





Magnet Media

New York, NY



EILEEN
FISHER



EXIT

Eileen Fisher – Phase 1

New York, NY

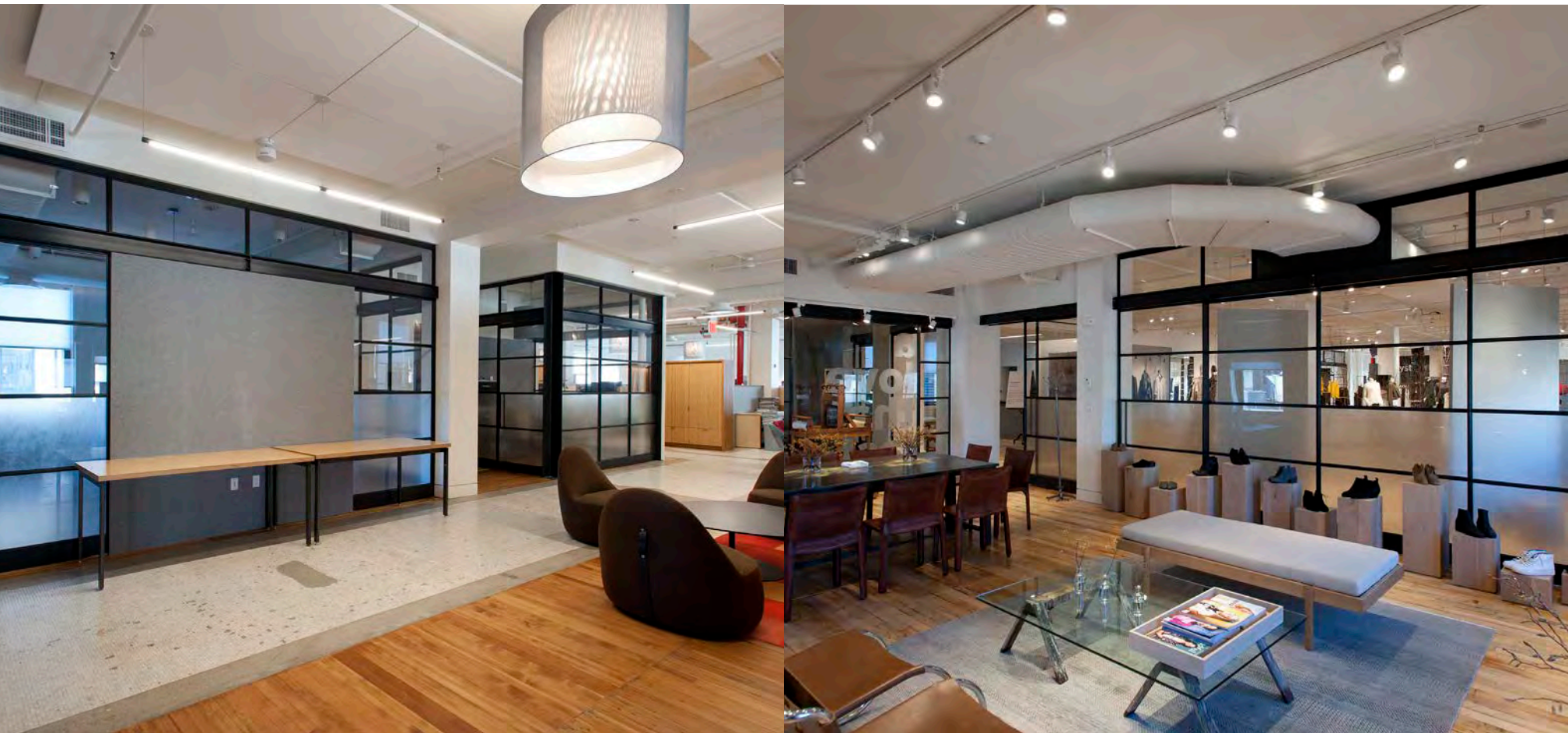




A central table
with a sign
displaying information
about the store's
collections.

Eileen Fisher – Phase 2

New York, NY





Ultramar Travel

New York, NY



Gunlocke



Gunlocke

New York, NY



Gunlocke



www.inspironmanagement.com