

# Real Estate Journal

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## FOR TAKASAGO INTERNATIONAL CORP. AT 70 EAST 55TH ST. JRM Construction Management completes studio and gallery

**NEW YORK, NY** Manhattan-based JRM Construction Management, LLC recently completed an exclusive full floor studio and Fine Fragrance Gallery for Takasago International Corporation of Tokyo, the exclusive site for the development of its full line of designer perfumes. Situated in the award-winning Heron Tower at 70 East 55th St. in midtown Manhattan, the 26th floor penthouse suite for the globally renowned flavor and fragrance manufacturer boasts panoramic views of such landmarks as Trump Tower and the Empire State Building.

JRM carefully followed the vision of Takasago and the architectural design firm Montroy Andersen DeMarco to articulate the link between cutting-edge art and richly imaginative fragrances. The



striking completed space incorporates luxurious rosewood flooring and Venetian plastered walls, floor to ceiling artifact showcases, rotational displays of fine art, and a commanding polished granite reception desk backed by a rippling Rudy Art Glass Studio installation that rises to the ceiling.

The fast-track, nine-week project required a total overhaul of a basic office suite

previously occupied by a real estate sales firm. Working in collaboration with the client and the architect, JRM first mapped out a scheduled strategy to ensure the renovation's timely completion. The glass vendor was guaranteed exact dimensions for various custom-made fixtures prior to the start of construction, thereby enabling their expeditious production and seamless installation. JRM also worked closely with the security vendor to devise and install a highly customized system featuring discretely located sensors in each of the custom-made showcases housing Takasago's collection of rare vases and antique perfume bottles dating from the 13th century.

For the laboratory, JRM coordinated all activities for the manufacture and installation of equipment critical

to Takasago's operations. "Pre-construction planning allowed us to turn over a fully functioning development lab on schedule," said JRM project superintendent Nathan Sher.

Existing field conditions raised challenges. Though the design called for maximized ceiling heights to convey a sense of openness, the penthouse suite serves as the central hub for the building's ductwork and sprinkler risers, which service the floors below. To maintain the client's original design intent JRM meticulously plotted each light fixture, HVAC, and A/V element, thereby preempting the need for costly design revisions.

The end result is a fluid office, laboratory and gallery environment able to inspire creativity and productivity for the entire Takasago team.