



Donnelly Construction



COMPANY OVERVIEW

PORTFOLIO HIGHLIGHT: COUNTRY CLUBS

MATT STOVESAND 760-709-6492



Experience the Difference

OUR MISSION: TO ALWAYS PROVIDE SUPERIOR CONSTRUCTION SERVICES THROUGH EXCELLENCE IN EVERYTHING WE DO. DONNELLY CONSTRUCTION IS COMMITTED TO ADDING VALUE FOR OUR CLIENTS THROUGH INNOVATION, INTEGRITY, AND PERFORMANCE.

“Each year since our inception, we have maintained sustainable growth and profitability, even in challenging economic times. Our success is attributed to a conservative fiscal philosophy, hands-on management, quality craftsmanship, and consistently exceeding customer expectations.”

- ROD DONNELLY, CEO

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“On behalf of Preakness Hills, we would like to thank you for the great job you just completed in the 1st phase of the renovation. Since the building is approximately 100 years old, we knew that it would take special needs and efforts in order to make the renovations work properly. The fact that you were able to take down an interior wall and span it with a 50 foot steel beam and enlarge the ballroom so nicely is a true credit to your craftsmanship and to the abilities of your company.”

MARK S. ROSEN, CHAIRMAN, BUILDING COMMITTEE
PREAKNESS HILLS COUNTRY CLUB



ABOUT
DONNELLY



Founded in 1977, Donnelly Construction is a leading commercial builder and property developer with headquarters located in Wayne, New Jersey. Our company has enjoyed steady growth for over 45 years thanks to our well-earned reputation for excellence, quality, integrity and a firm commitment to always exceeding our client’s expectations.

Donnelly offers a wide array of services, including:

- Estimating
- Development
- Pre-Construction
- General Contracting
- Construction Management
- Design-Build
- Energy Services
- Corporate Logistics

Donnelly Construction has vast experience in all sectors of construction, with an emphasis on projects which demand accurate budgeting, adherence to schedule, site safety, clear communication, and a high quality end product:

- Country Clubs
- Schools & Houses of Worship
- Restaurant & Hospitality
- Retail & Office
- Warehouse & Light Industrial
- Auto Dealerships

Donnelly Construction brings a wide array of resources to every project:

- Executive Leadership
- Project Managers and Assistant Project Managers
- Estimators
- Site Superintendents
- Staff carpenters, painters and laborers
- Trusted key subcontractor relationships
- We are the largest energy efficiency company and the ONLY firm in NJ approved to work in every public electric utility program, offering incentives of up to 70% off lighting and HVAC energy efficiency upgrades. Please see Page 18 for more information about our Donnelly Energy division.

Why Choose Donnelly Construction?
THE DONNELLY ADVANTAGE

SAFETY FIRST: Donnelly has one of best safety records in the industry with an EMF rating of 0.665.

FINANCIAL STRENGTH: Every client can rest assured that they are working with a company that always lives up to its financial responsibilities. Donnelly Construction’s credit score is ranked in the 95th percentile of all companies in the Dun & Bradstreet database, far exceeding the construction industry national average, which is the 51st percentile.

CUSTOMER SERVICE: Each project is assigned a dedicated Estimator, Account Executive, Project Manager, Asst. Project Manager, and Site Superintendent(s) so that our clients get the attention they deserve.

IN-HOUSE MANPOWER: The availability of our comprehensive in-house manpower, over 60 highly skilled field workers, which gives Donnelly Construction the ability to self-perform a wide range of trades so projects never fall behind schedule due to unforeseen issues. We keep the job moving forward, regardless of any challenges presented.

VALUE ENGINEERING & COST SAVINGS: Donnelly works with every client to deliver their project under budget. We collaborate with the client and design team to provide Value Engineering and Cost Saving services that help drive unnecessary costs out of the scope.

CULTURE: OUR SECRET INGREDIENT

SAFETY FIRST

We have a zero tolerance policy when it comes to Safety. We apply best industry practices to ensure a safe and healthy working environment for all team members. Safety is not just good policy, it is a way of being. Safety every minute, every day... even when no one is watching.

OBSESSIVE CUSTOMER FOCUS

“If you believe business is built on relationships, make building them your business.” - Scott Stratten “Customer trust is hard to win and easy to lose. We earn trust slowly, over time, by doing hard things well. Not every business takes this customer-first approach, but we do, and it’s our greatest strength.” - Jeff Bezos

EXCELLENCE IN EXECUTION

We live by the TNT rule: Today Not Tomorrow. Executing at the highest level requires working long, hard, and smart. We know that excellence requires intense focus and daily discipline. We do what is necessary; when others say it cannot be done, we find a way. We command the universe with certainty.

WINNING AS A TEAM

“Individually we are one drop; but together we are an ocean.” - Ryunosoke Satoro. There is no I or You in team – There is only We. We go the extra mile for each other. Our Speak-Up Culture encourages disagreement, and once a decision is made, we commit. We are fearless in the face of challenges. Together, we are unstoppable.

UNWAVERING MORAL COMPASS

Our moral compass guides our thoughts, decisions and actions. We act in integrity; our word is our bond. When we make a mistake, we take responsibility and make it right. We follow the Platinum Rule: treat others as they would like to be treated.

POWERFUL LEADERSHIP

Leadership is not defined by titles. Good leadership ignites the spark of brilliance in others and inspires them to greatness. Respect cannot be demanded, it must be earned. We praise in public; criticize in private. Although we strive to be the best at what we do, we remain humble, as there are always opportunities to learn and grow.





ROD DONNELLY
FOUNDER & CEO

As founder, Rod has established a culture of Excellence within the company. He always looks for ways to continuously improve our capabilities as well as seeks new opportunities to move Donnelly Construction forward. Over the years, Rod has expanded the company to serve clients in additional ways by creating Donnelly Energy and Donnelly Facilities. He plays a pivotal role in ensuring that all companies in the Donnelly family have the resources and guidance required to exceed client expectations by providing the best overall service in the industry. Rod has over 45 years' experience in the General Contracting industry and has been a leading contractor servicing the New Jersey Office of Clean Energy's Direct Install Program from its inception 14 years ago.



DREW STRUSS
CHIEF FINANCIAL OFFICER

With over 40 years of experience in finance and administration, Drew has been working for Donnelly Industries for over 35 years. As CFO of Donnelly Construction, he is primarily responsible for accounting functions, financial reporting, 401K plans, and audits. He is also responsible for overseeing the accounting department, insurance programs, and the human resources departments of all the companies under Donnelly Industries. Drew also manages the cash flow between the three independent companies in the Donnelly family, develops their financial budgets, and forecasts financial needs. Additionally, Drew leads the company's tax planning and compliance functions.



CHRIS POWERS
PRESIDENT

Chris joined Donnelly Construction in 1980 and has over the years become a driving force behind the company's growth and success. With over forty years of experience in project management, Chris has extensive experience in every aspect of the construction process. He is currently responsible for project management, operations, and business development. Chris's leadership has helped us deliver a high level of quality, safety, and customer service to our clients. Chris takes an active interest in every Donnelly Construction project and works closely with our project teams to ensure that the work is completed to maximize our clients' satisfaction. In addition to supporting clients, Chris mentors our company's executives to continue building long-term client relationships.



IRSHAD KHAN
VICE PRESIDENT OF RISK MANAGEMENT & OPERATIONS

Irshad has over 30 years of experience in financial and cost accounting, risk management, and operations. He has been working for Donnelly Construction for over 10 years. As VP of Risk Management and Operations, he is responsible for contract management, subcontract management, cost-benefit analysis, and cost accounting. Meanwhile, as leader of the corporate change management team, Irshad directs the use of resources, business processes, budget allocations, and other modes of operation, which have significantly reshaped Donnelly Construction into a more efficient company. Irshad has introduced many new software programs to the company that have greatly improved intracompany operations and quality of service. He also serves on the committee that oversees insurance, quality control and safety programs, as well as the IT department.



SHAHZAD KHAN, LEED
CHIEF OPERATIONS OFFICER

Shahzad oversees all aspects of the estimating process, project management, and purchasing. His engineering background and strong analytical skills provide an invaluable service to our clients during all stages of their project. Shahzad ensures that clients receive the best value by not only providing accurate cost information, but also value engineering and analysis of building systems and components, which enables clients to make informed decisions. Shahzad's estimating experience includes large scale core and shell projects, cast-in-place concrete structures, and major interior and structural alterations and renovations. Shahzad has gained extensive leadership experience in management and operations, overseeing numerous projects, including many of Donnelly's largest and most complex projects.



DAN STEMPERT, LEED
VICE PRESIDENT OF PROJECT MANAGEMENT

Dan has over 25 years of experience in construction project management including country clubs, commercial, institutional, hospitality, and retail. He currently supervises our project management team and is responsible for training new project managers. Dan's recent portfolio of successful projects includes Ridgewood Country Club, Canoe Brook Country Club, Crestmont Country Club, Oratory Preparatory School of Summit, and Clinton Hill Early Learning Center, as well as multiple projects at Baltusrol Golf Club, Stevens Institute of Technology, and Walmart. He is currently working with The Apawamis Club, having completed the Upper Campus project in 2022 and in pre-construction for their Lower Campus project. As vice president, he conceptualizes projects and establishes relationships with partners to monitor the progress of projects, ensuring their timely implementation and completion.



Our comprehensive service roster encompasses every facet of Construction, Construction Management, and Development. Whether you are a direct client or a contractor, be assured that we apply the same rigid standards of quality and integrity to every project we undertake.

PRE-CONSTRUCTION

Donnelly Construction takes a holistic and systematic approach to the preconstruction phase to help maximize the value of your time and money.

The traditional approach to preconstruction limits client services to an estimate, a schedule, and a logistics plan. Donnelly Construction’s approach extends these into a system of tools that creates a more holistic and predictable preconstruction process, helping you achieve better results and generate greater value.

Through our preconstruction services, we set our customers up for a successful, cost-efficient project. We organize preliminary meetings to determine the project scope, schedule, and cost, as well as to identify potential issues and analyze cost impacts. Our preconstruction services include budgeting, estimating, evaluations, value engineering, value analysis, scheduling, subcontracting, constructability reviews, procurement management, safety analysis, and more. Our staff provides guidance on the selection of materials, building systems, equipment, and methods of project delivery.

CONSTRUCTION

Donnelly Construction works with all parties involved in a project to ensure an optimal result. We value two things above all else: our clients’ satisfaction and our more than 40-year reputation for excellence.

Our integrated approach to managing and executing construction projects ensures a harmonious and productive workflow, even on the most complex jobs. While some construction companies do not get involved in a project until the plans are completed, we work with clients, their architects, and their engineers to gain a holistic understanding of the job and the client’s vision. We then collaborate with all parties involved throughout the project to ensure the optimal result.

RENOVATION

When you want to transform your current facility, Donnelly Construction will deliver a safe and productive environment to give you room to grow.

A physical space is so much more than just a building—it is a vital part of your organization’s identity and where your business gets done. As organizations evolve, their facilities need to change and grow with them. Donnelly Construction’s renovation services can help transform your current facility into a modern space that provides a comfortable, dynamic, and practical environment that fits your needs and gives you room to expand. We will work with you to determine your goals, develop a plan that fulfils them, and execute the renovation on time and within budget.

DEVELOPMENT

Donnelly Construction is a premier commercial real estate developer in New Jersey. We provide a full range of development services to a wide variety of clients. We have not only worked on projects as the sole developer, but have also successfully managed those properties over time.

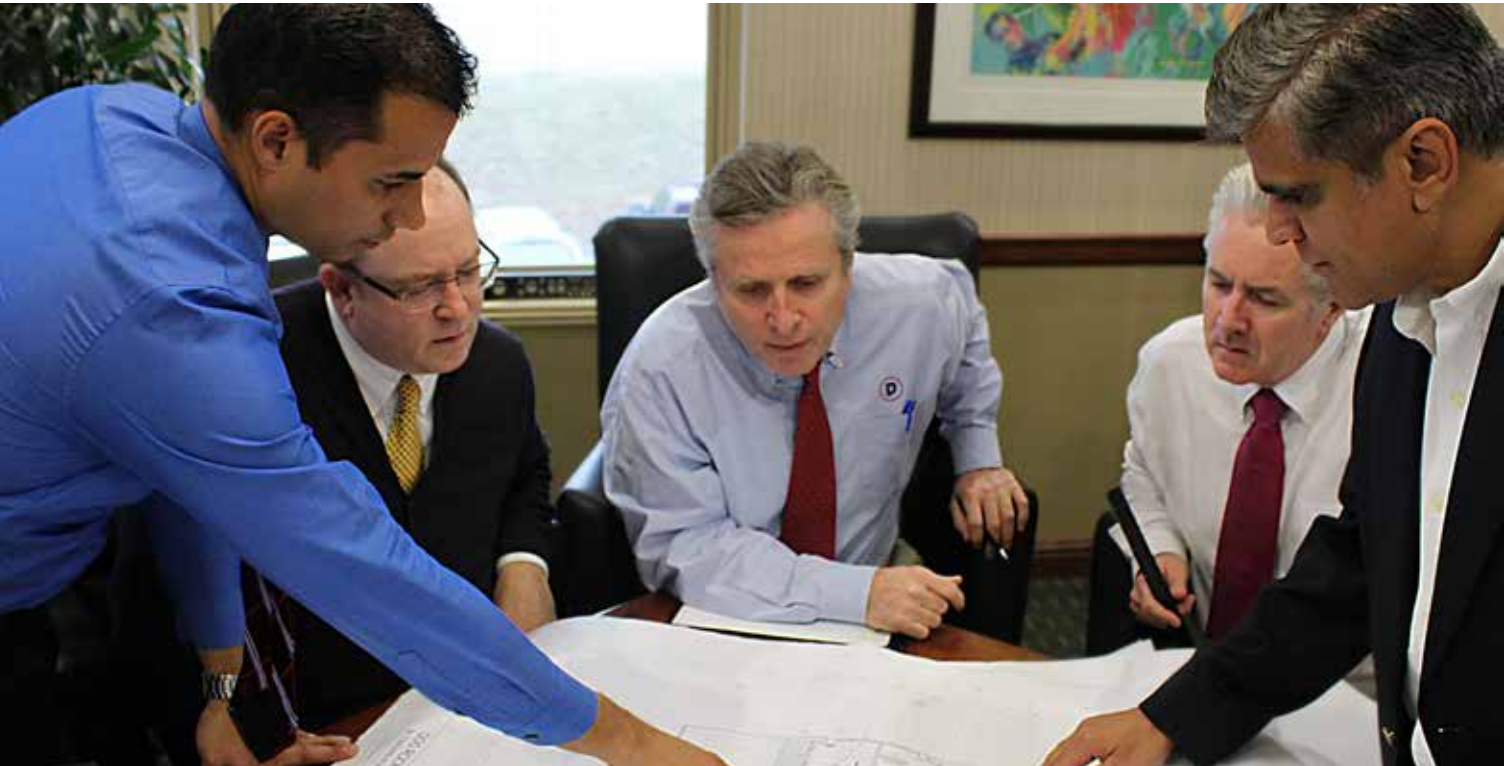
If you are considering commercial real estate development, Donnelly Construction has the expertise to turn your vision into a reality. Whether your project is a retail store, medical facility, mixed-use space, or any other kind of building, we have the know-how to get it done. We manage every phase of the project, from determining your objectives to turning over the key to your new property.

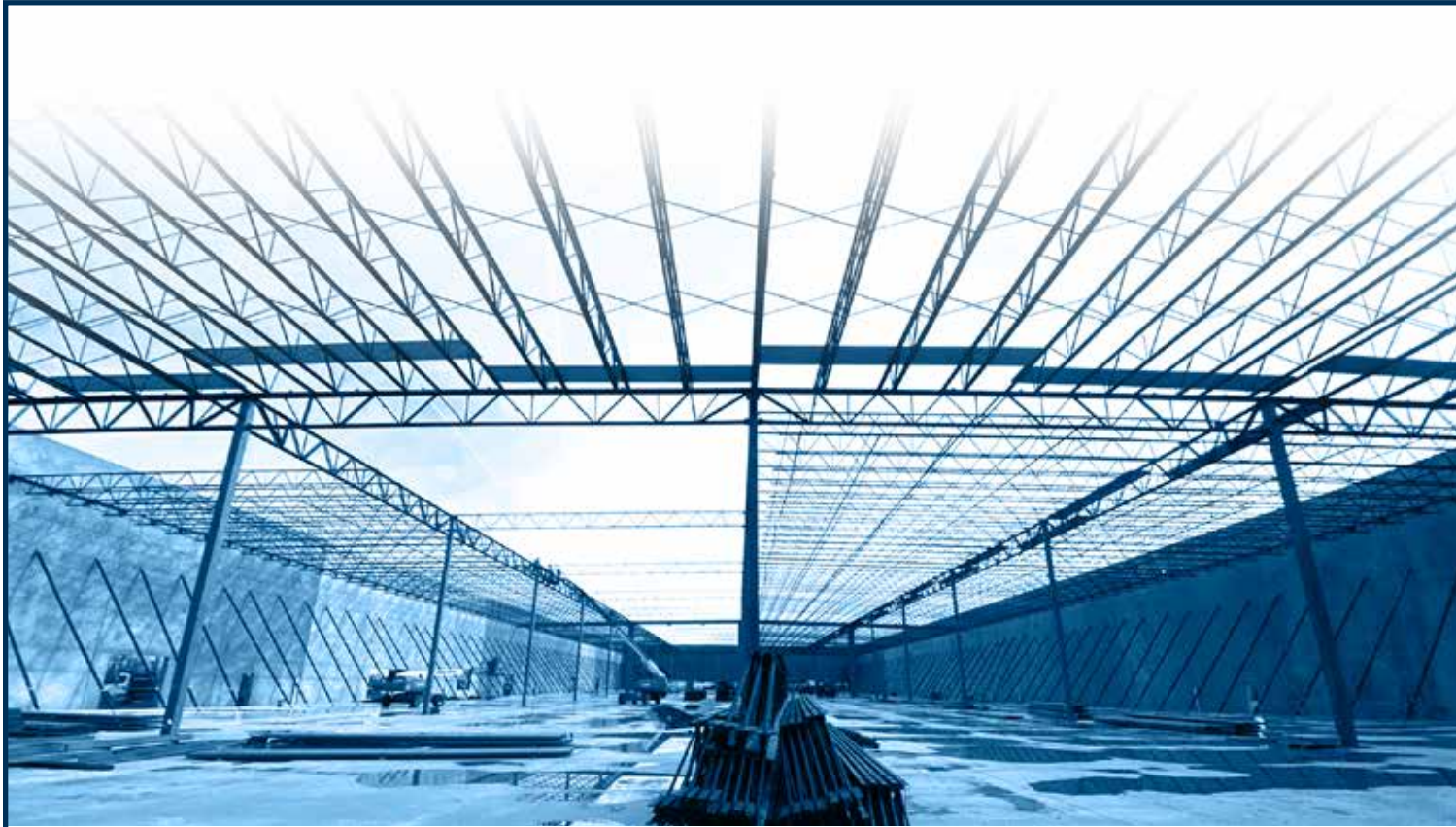
MANAGEMENT

Donnelly Construction is your experienced advocate to ensure your project is completed in the most cost efficient and timely manner.

Whether you are just beginning a construction project or you are in the midst of one that has gotten off track, Donnelly Construction’s highly experienced project managers can help. We are experts in overcoming the challenges presented by demanding timelines and financial constraints.

Our project managers handle all aspects of your job to ensure a successful outcome. We interface with owner’s representatives, engineers, architects, carpenters, electricians, plumbers, and all other parties involved to achieve a smooth and productive workflow. We navigate the complexities of environmental and governmental regulations to ensure compliance. In short, we relieve you of handling all the details involved in your project, so you can just focus on your business and look forward to seeing the project completed on time and within budget.





PRE-CONSTRUCTION

- Our team will work closely with the client and the design professionals to provide accurate estimates of the plans as they are developed.
- Our team will draw on their decades of experience and provide value engineering recommendations for the client to consider.
- We will also enlist the help of trusted subcontractors to provide value engineering recommendations for the client to consider.
- Our team will meet with key client representatives to:
 - Determine logistics and acceptable staging areas so as not to impede ongoing operations.
 - Coordinate the construction schedule with any applicable event schedules.
 - Assess potential construction risks to clients, stakeholders, staff, and visitors, and to put safeguards into place to minimize these risks.

PERMITTING

We will file permit applications and construction documents for all trades and expediting them through the permit process.

SUBCONTRACTOR BIDDING & LEVELING

- We will solicit bids from our expansive network of quality subcontractors.
- We will qualify and level all bids to ensure comprehensive understanding of trade scope.
- We will award subcontracts, with whatever level of client involvement is required, at the appropriate time.

CONSTRUCTION KICK-OFF MEETING

We will have a kick-off meeting with stakeholders, reviewing

- Property security, policies, and procedures.
- Project staffing and logistics, including site access, deliveries, schedule coordination, etc.
- Emergency procedures and after-hours on-call requirements.
- The needs of the operations teams to function fully with minimal disruption during construction.

SITE SAFETY

- Donnelly Construction requires a daily sign-in book for all employees, subcontractors, and site visitors.
- Our Field Superintendent conducts site safety walks twice daily, to ensure a clean and safe site with a secure perimeter.
- Our General Superintendent and Safety Inspector conduct weekly/biweekly inspections of all Donnelly sites to ensure safe and secure working conditions. Superintendent hosts Weekly Toolbox Talks, which will require all trades, and their responsible parties to attend.
- Our insurance company conducts periodic inspections of all Donnelly sites to ensure safe and secure working conditions.
- Donnelly maintains a thorough written Safety Program, a copy of which is available upon request.
- All subcontractors must attend the Site Specific Safety Orientation. This Safety Orientation will be held onsite, to educate all trades of the Rules, Regulations, and Safety Standards of both the Client and Donnelly Construction.

COMMUNICATION

- We realize that one of the keys to a successful project is clear communication, whether it be face-to-face, on the phone, electronically, or on paper.
- We facilitate regular meetings both with the client and with subcontractors. Depending on the conditions at the time, these meetings may take place multiple times per week to semi-weekly. (Even if no issues are readily apparent, we have found that meeting every two weeks is a minimum requirement.) Client representatives are welcome at all subcontractor meetings and will be copied on subcontractor meeting minutes upon request. We issue meeting minutes for all meetings within 48 hours of the conclusion of the meeting.
- Our Field Superintendent issues an electronic daily field report noting staffing levels, work performed, inspections, site visitors, and other important items at the end of every workday. Client representatives

can be added to the distribution upon request.

- We use a formal tracking and distribution system for all RFI's, submittals, and design professional correspondence. Again, client representatives can be added to these distributions upon request.
- Documentation, both electronic and hard copy, is important. It provides a vital history of decisions made, directions received, and actions taken. However, we recognize that no memo or email can take the place of a face-to-face meeting or phone call in order to solve a problem or clarify an issue. For critical issues, expect a visit or a phone call to resolve a matter – and we will follow up that conversation with documentation for the record.

PROJECT MANAGEMENT INFORMATION SYSTEMS

- We maintain three primary software packages for our construction projects. We use Sage 300 for project accounting and Primavera 6 for scheduling.
- More visible to the client is our use of Procore for all project management work. Procore handles all project documentation, including drawings, specification, RFI's, submittals, meeting minutes, daily job logs, photos, punchlist, as well as any other documents. All users (which includes contractors, clients, design professionals, and any other specified stakeholders) have access to and work from the same documentation, minimizing the likelihood of error. It is a powerful tool, and we have found that many clients appreciate having access to the same documents we do at the click of a mouse.

QUALITY CONTROL

- We set firm expectations of quality with all of our subcontractors. Our employees are trained to recognize unacceptable work and will not be satisfied until things are done correctly.
- We have a large population of tradesmen in the field with a wide range of experience and expertise. If a specialty is required, we have the ability to bring the right person to the job to inspect, advise, and, if necessary, correct any work.
- We maintain a comprehensive Quality Control Program, a copy of which is available upon request.

SUSTAINABILITY

- Donnelly is committed to sustainable building practices. We have a number of LEED Accredited Professionals on staff.
- Donnelly has participated in several LEED projects, including the Darcy School, Ironbound Community Center Early Head Start, and Bonnie Brae McNally Cottage Renovation.
- While some clients desire the badging that LEED accreditation provides, we work with other clients in applying many of the LEED sustainable building practices and materials selections without spending the additional time and money on the LEED process. Indeed, we have found that many of these practices and selections are now standard practices in the industry – a sign that LEED has changed the paradigm.
- For the past five years, Donnelly has sent 100% of its construction site waste to a sorting facility, decreasing its landfill footprint by approximately 90%.

CLOSEOUT

Our closeout procedures include:

- Commissioning of all equipment.
- Punchlist compilation by both the construction and design teams.
- Final, move-in cleaning of the site.
- A comprehensive closeout package including:
 - A complete set of as-built plans.
 - A record of all permits.
 - A record of all engineering reports.
 - Product specification documentation for all items installed.
 - Cleaning and maintenance documentation for all items installed.
 - Warranties (from us and subcontractors, as well as all manufacturer product and equipment warranties).

KEY ISSUES

- Starting a project with exterior components in the autumn poses the risk of weather-related delays. Tasks such as footings and foundations, CMU walls, roofing, painting and landscaping are weather-dependent. Getting through the concrete-related tasks as quickly as possible at the beginning of the project can be a key factor.
- Long-lead items will need to be identified and ordered as early as possible.
- Site safety is often a complicated issue for a construction project at an operational site. We will have to work closely with the teams to separate construction areas from associate-accessible areas, most effectively with locked doors, partitions, and site fencing.
- We will also have to work together to determine site logistics (e.g., storage containers, lay-down yards, contractor parking, etc.) in order to have as minimal an impact as possible while maintaining a fast-paced schedule.
- A phasing plan can be developed so that all stakeholders will know when certain areas can be turned over for use and plan accordingly.
- We are one of the select companies authorized to participate in the NJ Clean Energy Direct Install program. This program subsidizes replacement of HVAC equipment and lighting up to 70%. We can survey the buildings on the property and determine whether the renovations can be incorporated into the Direct Install program.



**FEATURED
CLIENTS**

AMAZON
CARDINAL HEALTH
CENTERPOINT PROPERTIES
FELICIAN UNIVERSITY
FLEXPORT
FLOOR & DÉCOR
JD SPORTS
KINGS SUPERMARKETS
KOENIG MANAGEMENT
LABCORP
LEGOLAND NEW YORK
**MANUFACTURING RESERVE
SUPPLY**
MCDONALD’S
MINDRAY
NJ CAR
PLANET FITNESS
QUEST DIAGNOSTICS
SHOPIFY
**SISTERS OF CATHOLIC
CHARITIES**
THE HOME DEPOT
TOYS R US, BABIES R US
WALMART

**DOZENS OF COUNTRY
CLUBS INCLUDING
BALUSROL GOLF CLUB**

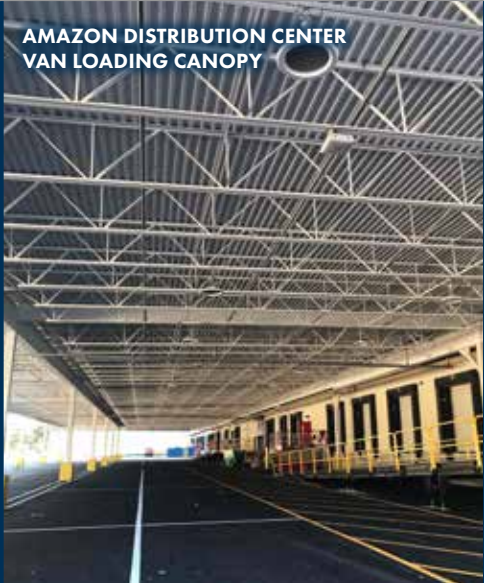
Whether you are doing a small project such as an interior renovation, simply adding a door, or paving a parking lot, or upgrading your existing mechanical/electrical systems; we can meet your needs. Regardless of the project’s size, we maintain the same commitment to excellence and service. We will assist you in planning, coordinating with operational teams, and phasing, to efficiently complete your project with the highest quality of workmanship and professionalism.



SHOPIFY
ADDITION OF A WAREHOUSE BATHROOM



BALTUSROL GOLF CLUB
FIRE DAMAGE: 70% OF THE ENTIRE CLUBHOUSE



WE ACCOMMODATE SPECIAL PROJECTS OF ALL SIZES

- | | |
|----------------------------------|--------------------------------------|
| ADDITIONS | OVERHEAD DOOR INSTALLATION & REPAIRS |
| AIR LOCK DOOR SYSTEMS | OVERNIGHT PHASING |
| ASBESTOS ABATEMENT | PAINTING |
| BATHROOM UPGRADES | PARKING DECKS |
| COLD STORAGE | PHARMACEUTICAL GRADE LABS |
| COMPLIANCE UPGRADES | PIER CONSTRUCTION |
| CUSTOMER PICKUP AREA RENOVATIONS | PORTE-COCHERE |
| DEMISING WALLS | RACKING |
| DEMO | RADIANT FLOOR HEATING |
| DOCK EQUIPMENT | RAILWAY DELIVERY SYSTEM |
| EARTHWORK | RENOVATIONS |
| EV PREPARATION | RETAIL REBRANDING |
| FACADE FACELIFT | RETAINING WALLS |
| FIRE DAMAGE REPAIR | RETURN TO VANILLA BOX |
| FLOOD DAMAGE REPAIR | ROOF REPAIR |
| FLOOR REPLACEMENT | SHOWROOM UPGRADES |
| HVAC UPGRADES | SITE CONTAMINATION |
| INTERIOR FIT-OUTS | SOUND WALL INSTALLATION |
| INTERIOR PARKING LOTS | TEMPORARY FACILITIES |
| KITCHEN REMODEL | TRENCH DRAINS |
| LABORATORY UPGRADES | TRIP HAZARDS |
| LIGHTING UPGRADES | UPGRADES FIRE SUPPRESSION |
| MAINTENANCE | VAN LOADING CANOPY INSTALLATION |
| MHE EQUIPMENT | WALLCOVERING INSTALLATION |
| MILLWORK REPLACEMENT | WINDOW & DOOR REPLACEMENTS |
| NANAWALL INSTALLATION | |

“The Donnelly team did an excellent job - right from the time of budgeting, through the completion of the project. The Donnelly Team always kept focus, maintained their composure, and worked towards our common objective – the timely completion of the club renovation. Members are continually commenting on the unbelievable speed at which the project was completed... A job very well done, on time and on budget!”

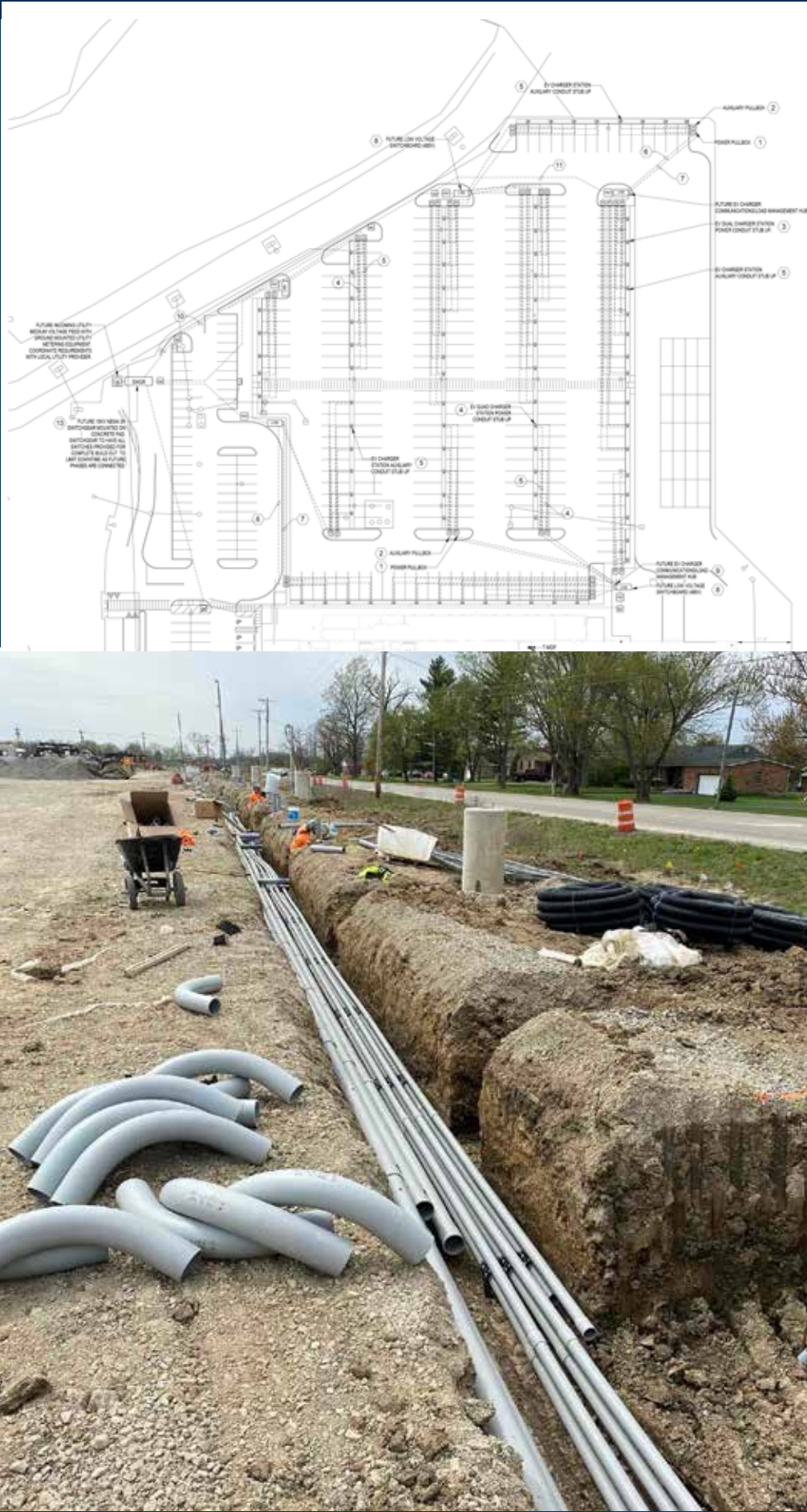
COLIN A. BURNS, GENERAL MANAGER
WINGED FOOT GOLF CLUB , KITCHEN RENOVATION

EV CHARGING
ROLL OUT & PREPARATION

- AMAZON HAVERHILL
 - PREPPED FOR 236 EV SPACES
- AMAZON DAYTON
 - PREPPED FOR 588 EV SPACES
- AMAZON WINDSOR
 - PREPPED FOR 279 EV SPACES
- BROGAN CADILLAC
 - PREPPED FOR 10 EV SPACES
- WHOLESALE AUTO
 - PREPPED FOR 2 EV SPACES



Donnelly Construction



DIRECT INSTALL
FOR NEW JERSEY

Discover the hassle-free path to energy efficiency in New Jersey with utility Direct Install programs. Direct Install’s aim is to make energy efficiency accessible and affordable so you can lower your bottom line while achieving your sustainability goals.

ELIGIBLE UPGRADES INCLUDE:

- + INTERIOR AND EXTERIOR LIGHTING RETROFITS TO LED
- + HVAC SYSTEMS INCLUDING BOILERS, CHILLERS, AND HEAT PUMPS
- + SENSORS, CONTROLS, AND PROGRAMMABLE THERMOSTATS

PROGRAM DETAILS:

- + FREE, NO-OBLIGATION FACILITY ASSESSMENT
- + UP TO 80% OFF COVERED UPFRONT BY THE UTILITY
- + NO OUT-OF-POCKET COSTS WITH 0% APR FINANCING
- + OPEN TO COMMERCIALLY METERED NEW JERSEY FACILITIES WITH AN ANNUAL AVERAGE PEAK USAGE OF <200 KW
- + FULL TURNKEY SERVICE
- + PARTICIPATING CONTRACTOR WITH EVERY PUBLIC UTILITY



PORTFOLIO HIGHLIGHTS: COUNTRY CLUBS



Donnelly Energy
A DIVISION OF DONNELLY CONSTRUCTION

SINCE 2008, OUR ENERGY EFFICIENCY DIVISION HAS BEEN DEDICATED TO HELPING NEW JERSEY BUSINESSES, COMMERCIAL FACILITIES, LOCAL GOVERNMENT, K-12 PUBLIC SCHOOLS, AND NON-PROFITS **“GO GREEN”** WITH BEST-IN-CLASS AND AFFORDABLE SOLUTIONS.

Our expert team specializes in helping clients save money by reducing their **carbon footprint** and **energy costs**. As a premier Direct Install contractor and trade ally, we offer turn-key services that leverage utility incentive and rebate programs for maximum savings.

OUR SERVICES



LIGHTING



HVAC



EV CHARGING



SOLAR ENERGY

CLUB PROJECTS

APAWAMIS CLUB	MOUNTAIN RIDGE CC
ARCOLA CC	NORTH JERSEY CC
BALTUSROL GOLF CLUB	ORANGE LAWN TENNIS CLUB
BAY HEAD YACHT CLUB	PREAKNESS HILLS CC
CANOE BROOK CC	RARITAN VALLEY CC
CEDAR HILLS GOLF & CC	RAMSEY GOLF & CC
CHERRY VALLEY CC	RIDGEWOOD CC
COLONIA CC	ROCK SPRING CC
CRESTMONT CC	ROCKAWAY RIVER CC
ECHO LAKE CC	ROCKLAND CC
EDGEWOOD CC	RUMSON CC
ESSEX COUNTY CC	SHORT HILLS CLUB
FAIRMOUNT CC	SLEEPY HOLLOW CC
FIDDLER'S ELBOW CC	SOMERSET HILLS CC
GLEN RIDGE CC	SPRING LAKE GOLF CLUB
GREENACRES CC	SPRING BROOK CC
GREEN BROOK CC	THE FIRST TEE
HACKENSACK CC	TROUT NATIONAL, THE RESERVE
INDIA HOUSE CLUB	TRUMP NATIONAL GOLF CLUB
INDIAN TRAIL CLUB	UPPER MONTCLAIR CC
KNICKERBOCKER CC	WESTCHESTER CC
MENDHAM GOLF & TENNIS CLUB	WHIPPOORWILL CLUB
METROPOLITAN GOLF ASSOC	WHITE BEECHES GOLF & CC
MONTCLAIR GOLF CLUB	WILLOW RIDGE CC
MORRIS COUNTY GOLF CLUB	WINGED FOOT GOLF CLUB

P PORTFOLIO HIGHLIGHTS: COUNTRY CLUBS

“The Donnelly team did an excellent job - right from the time of budgeting, through the completion of the project. The Donnelly Team always kept focus, maintained their composure, and worked towards our common objective – the timely completion of the club renovation. Members are continually commenting on the unbelievable speed at which the project was completed... A job very well done, on time and on budget!”

COLIN A. BURNS, GENERAL MANAGER
WINGED FOOT GOLF CLUB

CURRENT PROJECT LOCATIONS



LOCATION

Springfield, NJ

ARCHITECT

Jefferson Group Architects
(JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

25,000 SF



Donnelly Construction has been selected by Baltusrol Golf Club to perform a multitude of projects over the past twenty years. Whether the project has been as small as a restroom remodel, or as large as a new Fitness Center building, we have met the budgetary, schedule, and quality requirements of one of the nation’s most prestigious clubs while keeping the club open and operational during each construction project.

Donnelly Construction was on-site within hours after Baltusrol experienced a fire event in July 2019. We maintained a constant presence on-site, working with the club, architect, and insurance company, to restore approximately 70% of the clubhouse. We cooperated with the club to maintain operations, including supporting temporary facilities, while construction took place and turned over areas for occupancy as they were completed, completing the restoration prior to Opening Day 2020.

“Your team surpassed Baltusrol’s expectations through value engineering and a professional, experienced commitment that stayed focused on the objectives of the projects. The end result on both occasions was the projects were on time and within budget, with great value and appreciation from the membership as well as the staff. In short, the renovations were a home run.”
- Kevin P. Vitale, CCM, General Manager, Baltusrol Golf Club



LOCATION

Paramus, NJ

ARCHITECT

Jefferson Group Architects
(JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

10,000 SF



Ridgewood Country Club selected Donnelly Construction to undertake their most recent project due to Donnelly’s extensive list of successful country club projects performed over the years. Donnelly renovated 11,000 SF of their existing Clubhouse and built a 13,000 SF addition. The addition and renovation to the Clubhouse includes new dining areas and bars, new pool locker areas, a new pool and 1,200 SF pool building, new seasonal bar and exterior dining area, a new President’s Room and Bridal Suite, and an expanded kitchen. The highlight of the project is the new Overlook Terrace Dining and Lounge, which has views of the golf course and can be enclosed with a Nanawall.

“I could not be more pleased with the entire project. It is a masterpiece and will distinguish Ridgewood Country Club for many years. The entire Donnelly team should be commended. They are doing an incredible job aligning all the trades, and keeping the job moving along efficiently. It is like watching a finely tuned orchestra. Their professionalism, honesty and expertise are beyond reproach! They are great people. I look forward to working with everyone on Phase 2!”

- Bob McKillip, Operational Manager, Ridgewood Country Club



CRESTMONT COUNTRY CLUB

THE APAWAMIS CLUB

LOCATION

West Orange, NJ

ARCHITECT

Jefferson Group Architecture (JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

33,500 SF



Crestmont Country Club in West Orange, NJ selected Donnelly Construction along with Studio JBD and Jefferson Group Architecture for their new addition and renovation to their clubhouse and pool building. The project includes an exterior and interior remodel of their facilities including, two new porte-cocheres, a new Donald Ross dining room with a wine room and expanded patio, four new restrooms, a new pool deck and bar, and renovations of other areas throughout the clubhouse. In the past, Donnelly Construction has worked with Crestmont on renovating the clubhouse and pro shop. We are happy to be collaborating with the club again for their new additions.

LOCATION

Rye, NY

ARCHITECT

Jefferson Group Architects (JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

15,000 SF



The Apawamis Club selected Donnelly Construction as their Construction Manager for both their Upper Campus and Lower Campus projects. The Upper Campus project included the addition of a new covered patio and 2nd floor deck for outside dining, an addition and renovation to the Club Dining Room (including a new bar and wine room), and renovations to the Lobby, Trophy Room, Center Dining Room, Grill Room, 19th Hole, and member restrooms. The Lower Campus project, includes a new pool, a new Pool Recreation Building, and renovations to the Tennis Pro Shop and Pool Locker Room buildings, and began in Fall of 2023.



SPRING LAKE GOLF CLUB

SOMERSET HILLS COUNTRY CLUB

LOCATION
Spring Lake, NJ

ARCHITECT
Rogers McCagg

CONSTRUCTION TYPE
Renovation & Addition

SIZE
8,500 SF



This is Donnelly’s second major renovation and addition at Spring Lake. This phase included a complete design overhaul of the existing Clubhouse , a new addition to create a Members Entrance Hall , and an addition to the Club’s 1898 Pubroom , for increased bar seating and member dining counts, two new restrooms, an amazing radiant floor heated outdoor three season covered patio with roll down screens. During construction, the Club added many substantial campus improvements including residing and reroofing all buildings, new paving and parking layouts, site lighting, generator and fire pump.



LOCATION
Bernardsville, NJ

ARCHITECT
Jefferson Group Architects (JGA)

INTERIOR DESIGNER
Judd Brown Designs (JBD)

CONSTRUCTION TYPE
Renovation

SIZE
5,000 SF

Donnelly Construction first worked with Somerset Hills on the construction of a new maintenance barn, and the project was such a success that Somerset Hills selected Donnelly again to perform a 5,000 sq. ft. renovation and expansion of their Members’ Dining Room. The scope of work included a complete rebuild of the dining room featuring new structural steel to expand the facility. One of the highlights of this project was the new Members’ Bar, which featured a new lighting package and radiant floor heating. The project was completed in a little under four months, on time for the Club’s grand opening on Easter weekend.

“Superb job all around. Can’t thank you enough for the hard work, teamwork, and outstanding result. A tall task on a tight schedule that will be enjoyed by our membership for years to come”
- Chris O’Keefe, Building Committee Chairman



LOCATION
Armonk, NY

ARCHITECT
Sullivan Architecture

INTERIOR DESIGNER
Judd Brown Designs (JBD)

CONSTRUCTION TYPE
Addition & Renovation

SIZE
10,000 SF



Whippoorwill Club in Armonk, NY hired Donnelly Construction for a sixteen-week “fast track” renovation of their clubhouse. The project included a new addition, bar, extensive millwork, exterior bi-fold doors, and all new finishes. With long long-lead items carefully planned and scheduled, this project was completed two weeks before its deadline.



LOCATION
Rye, NY

ARCHITECT
Jefferson Group Architects (JGA)

INTERIOR DESIGNER
Judd Brown Designs (JBD)

CONSTRUCTION TYPE
Renovation

SIZE
10,000 SF



Westchester Country Club hired Donnelly Construction to renovate their Sports House Room as well as their Members’ Dining Room, which included a custom millwork wine cabinet and new members’ bar.



CANOE BROOK COUNTRY CLUB

LOCATION
Summit, NJ

ARCHITECT
Jefferson Group Architects
(JGA)

INTERIOR DESIGNER
Judd Brown Designs (JBD)

CONSTRUCTION TYPE
Renovation & Addition

SIZE
55,000 SF



Donnelly Construction was the contractor of choice for a comprehensive project that included new construction and renovation of this premier country club’s 55,000 sq. ft. clubhouse. Challenges included the preservation of recently-renovated locker rooms on the lower level while the upper floors were undergoing demolition, keeping the clubhouse open during all three phases of construction, renovating a building which included many previous additions and incorporating all of these into a new, unified whole, and meeting the schedule demands of events booked by the Club while coordinating substantial scope which was added mid-stream. The result was a best-in-class, award winning Clubhouse valued by both members and guests. One of the top-tier facilities of its kind in the Northeast, Canoe Brook has hosted events for a number of high-profile organizations, including tournaments and championships of the New Jersey State Golf Association, the Metropolitan Golf Association, and the United States Golf Association.



PREAKNESS HILLS COUNTRY CLUB

LOCATION
Wayne NY

ARCHITECT
Jefferson Group Architects
(JGA)

INTERIOR DESIGNER
Judd Brown Designs (JBD)

CONSTRUCTION TYPE
Renovation & Addition

SIZE
35,000 SF



Preakness Hills Country Club has regularly selected Donnelly Construction to meet their construction needs for over a decade. Some of our most recent work has included the renovation and expansion of the Ballroom, the renovation of the Members’ Bar, Grill Room, Pre-Function Room, and entrance lobby. The largest project which Donnelly Construction has performed at Preakness Hills was the construction of a brand-new Pool House, which also included cosmetic upgrades to the existing pool area. The new Pool House features an exterior dining patio and bar, as well as a state-of-the-art fitness center and new men’s and women’s locker rooms.

“On behalf of Preakness Hills, we would like to thank you for the great job you just completed in the 1st phase of the renovation. Since the building is approximately 100 years old, we knew that it would take special needs and efforts in order to make the renovations work properly. The fact that you were able to take down an interior wall and span it with a 50 foot steel beam and enlarge the ballroom so nicely is a true credit to your craftsmanship and to the abilities of your company.”

- Mark S. Rosen, Chairman, Building Committee, Preakness Hills Country Club



GLEN RIDGE COUNTRY CLUB

LOCATION

Glen Ridge, NJ

ARCHITECT

Jefferson Group Architecture (JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

56,700 SF



Glen Ridge Country Club selected Donnelly Construction for pre-construction and construction management services to implement a master plan designed to completely change the member experience. The scope of work included a new out-of-the-ground Pro Shop, extensive renovation and additions to the Clubhouse, and an addition and renovation of the existing Pool Building. Challenges included keeping the Clubhouse open during the extensive renovations, maintaining access to the tennis courts and golf course during construction, and satisfying the local Historic Preservation Committee. The transformation of the Clubhouse has been described as nothing less than “jaw-dropping” by members.



EDGEWOOD COUNTRY CLUB

LOCATION

River Vale, NJ

ARCHITECT

Zampolin & Associates, LLC

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Addition & Renovation

SIZE

35,000 SF



Edgewood Country Club selected Donnelly Construction for the task of transforming their existing 7,000 sq. ft. two-story caddie building into the Club’s new Pro Shop and bag storage facility. The project included a new addition to the rear of the building for cart storage, as well as an interior retrofit of the entire space which included new display cases, millwork, offices, fitting rooms, and restrooms. The existing HVAC system was completely replaced and all electrical and fire alarm systems were updated. Donnelly Construction completed the work within the demanding three month schedule and on budget. The renovation provided the Club and golf pro with a first class Pro Shop for all of their members to enjoy. Phase two of the project included the complete renovation of the Club’s 35,000 sq. ft. Clubhouse. This included a 3,000 sq. ft. expansion of the entry lobby with a brand new porte-cochere, completely transforming the clubs entrance. The Clubhouse also received renovations to the ballroom, ceremony room, and pre-function room, including two new custom bars. The lower level included a brand new, state-of-the-art fitness center and renovations to both the men’s and women’s locker rooms.



TRUMP NATIONAL GOLF CLUB



Donnelly Construction was selected by Trump National Golf Club to perform the interior fit-out of their brand new 45,000 sq. ft. Clubhouse. The fit-out included the locker rooms and bathrooms, fitness center, mixed grille room and bar, ceremony room, ballroom, and a new elevator and commercial kitchen.

“I would like to take this opportunity to thank the Donnelly Construction team for all your hard work and dedication to this project... Thank you again and we look forward to working together in the future.”
- Matthew F. Calamari, EVP, COO, Trump National Golf Club



WINGED FOOT GOLF CLUB



When Winged Foot Golf Club decided to remodel their existing 6,500 sq. ft. kitchen, they selected Donnelly Construction to perform the job. The scope of work included the complete demo and rebuild of the existing kitchen, new MEP systems, and all new state-of-the-art commercial kitchen appliances. Donnelly Construction completed the job in just a few months, on schedule and on budget.

“The Donnelly team did an excellent job right from the time of budgeting through the completion of the project. The Donnelly Team always kept focus, maintained their composure, and worked towards our common objective – the timely completion of the kitchen renovation. Members are continually commenting on the unbelievable speed at which the project was completed....A job very well done, on time and on budget.”
- Colin A. Burns, General Manager, Winged Foot Golf Club



LOCATION

West Caldwell, NJ

ARCHITECT

Jefferson Group Architects
(JGA)

INTERIOR DESIGNER

Judd Brown Designs (JBD)

CONSTRUCTION TYPE

Ground Up, Addition &
Renovation

SIZE

30,000 SF



After the successful renovation of this historic golf club in 2012, Mountain Ridge Country Club re-selected Donnelly Construction and partnered them with Studio JBD and Jefferson Group Architecture to undergo their most extensive project yet. The scope of work included a makeover of the member’s grille room and locker rooms, the addition of an exterior dining patio, lounge and bar, a brand new out of the ground tee house which overlooks the golf course and driving range, and the installation of faux slate shingles on the additions to match the existing clubhouse roof. One of the many highlights of the project was the installation of a moveable Pella door system that opens up the member’s grille room to the new dining patio.



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Thank You



Donnelly Construction

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