



# M To-Pros Development Inc.

## CONSTRUCTION PROJECT MANAGEMENT FIRM

501 Seventh Avenue, Suite 1620  
New York, NY 10018  
Tel 201-978-3441  
[www.mtopros.com](http://www.mtopros.com)



**“ M To-Pros Development Inc. is a  
New York State-certified Minority and  
Women-Owned Business Enterprises (MWBE)**

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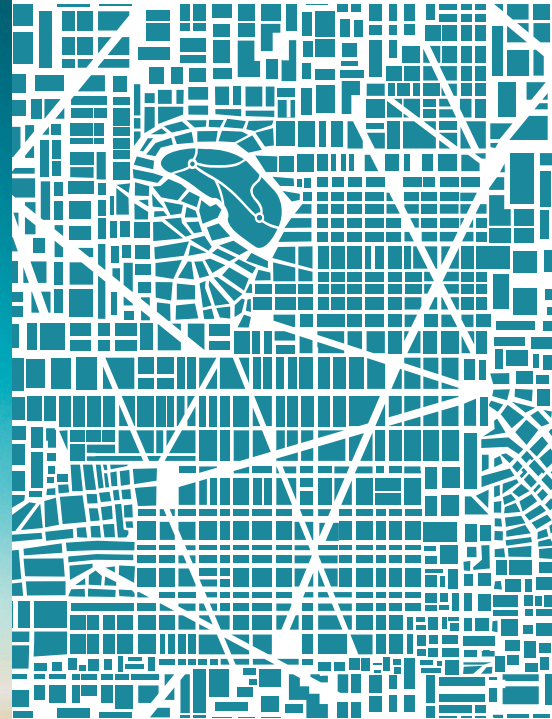
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SECTION 1.

# Firm Overview

# M T<sup>o</sup>-PROS

DEVELOPMENT INC.

## intro



*Mildred Tolentino,*  
**CEO**

- 10** Years in Business
- 85+** Successfully completed projects since 2015
- 500%** Growth in the last five years
- 73%** Diversity Utilization Rate

### M To-Pros Development Inc.

A certified MWBE/DBE/SBE construction-related consulting services firm established in 2015. We provide project management, construction management, project control and facility services to clients in the private- and public-sector. M To-Pros has participated in several project assignments in the last ten years with a total construction value of more than \$500 million.

### Personnel

M To-Pros currently employs 25 professionals in our New York and Texas offices. Our staff includes professionals in all construction and building-related disciplines including, schedulers, estimators, construction managers, facility services, resident engineers, construction inspectors, site safety managers, document controls, contract specialists, and MWBE Compliance.

### Client Relationship Executive Leadership

Mildred Tolentino is the CEO and Owner of M To-Pros Development Inc., where she oversees the firm's day-to-day business operations. With over 20 years of experience, Mildred brings a strong background in program management, project management, construction management, and design. Her career spans from her early work as an architect to senior leadership roles managing complex projects for major corporations, commercial clients, and New York City and State public agencies.

**Primary Contact:** Mildred Tolentino, CEO

Mobile 201-978-3441 | [operations@mtopros.com](mailto:operations@mtopros.com)

### Certifications MBE / WBE / MWBE / DBE / SBE

M To-Pros Development Inc. is a Minority Women-Owned Business Enterprise (M/WBE). Certifications include New York City Small Business Services (M/WBE), New York State Empire State Development (MBE/WBE), MTA Metropolitan Transportation Authority (DBE), The Port Authority of NY & NJ (MWBE/SBE), State of New Jersey Department of the Treasury, DPMC (MWBE). Other agencies include Louisiana Unified Certification Program (DBE), City of Philadelphia, Office of Economic Opportunity (MWBE), Texas DOT (DBE), City of Austin (MBE/WBE), City of Houston (WBE), NCTRCA (MBE/WBE/SBE) and the National Women's Business Enterprise Certification (WBENC).

### NAIC Codes and NIGP Codes

Administrative Management and General Management Consulting Services	NAICS	#541611
Management Consulting	NIGP	#91875
Project Management Services	NIGP	#95877

### Type of Company

S-Corporation

### Year Established

October 8, 2015



At M To-Pros, we value our relationships with our clients and support network and believe the foundation of our success is the high level of service our project managers and project control managers provide." Mildred Tolentino, CEO, Owner



# what we do



## OVERVIEW OF SERVICES

At M To-Pros Development Inc., we specialize in delivering comprehensive services across all phases of construction and project management. Our team is dedicated to providing top-tier solutions that ensure the success of every project we undertake.

**Project Management:** We oversee projects from inception to completion, ensuring that all objectives are met on time and within budget while maintaining clear communication with stakeholders.

**Construction Management:** Our experts manage the construction process to ensure quality, efficiency, and adherence to project timelines.

**Project Controls:** We implement systems and tools to monitor project progress, cost control, and resource management, allowing for data-driven decision-making.

**Facility Services:** We provide full-service facility solutions, including preventative maintenance, emergency repairs, renovations, and on-site project management. Our team specializes in working within occupied spaces, ensuring minimal disruption while delivering high-quality, safe, and compliant results.

**Construction Supervision:** On-site supervision ensures that all construction activities are carried out safely, according to plan, and meet all regulatory requirements.

**Cost Estimating:** We provide detailed and accurate cost estimates, allowing for effective budgeting and financial management throughout the project lifecycle.

**Change Order Management:** Our team handles the assessment and resolution of change orders, ensuring that project scope changes are managed effectively without compromising timelines or budgets.

**Subcontract Management:** We work closely with subcontractors, coordinating their work to ensure smooth integration and project delivery. **Project Scheduling:** We create and manage comprehensive project schedules to ensure all tasks are completed on time and with minimal disruption.

**Site Safety:** Safety is our top priority. We develop and enforce safety plans that comply with all regulatory standards, ensuring the well-being of workers and the public.

**Site Inspections:** Our inspections ensure that all work is completed to the highest quality standards and complies with all local, state, and federal regulations.

**Quality Assurance and Quality Control:** We implement rigorous QA/QC processes to ensure that all aspects of the project meet or exceed the required standards and specifications.

“ At M To-Pros Development Inc., we are committed to delivering excellence in every aspect of construction and project management, ensuring successful outcomes for our clients.

# what we've done

***We know New York City Construction***



THE BRONX



BROOKLYN



MANHATTAN



QUEENS



STATEN ISLAND

## FACILITY INFRASTRUCTURE EXPERIENCE

Airports  
College & University  
Commercial -Correctional Facilities -Courthouse  
Disaster & Resilience, Emergency Response -Environmental  
Governmental  
Hospitals & Healthcare  
Hotels and Resorts  
Industrial Facilities  
K-12 Schools  
Office Interiors  
Power/Energy  
Residential, Public Housing  
Transportation

## COMMERCIAL CLIENTS

### NEW YORK AND NEW JERSEY METRO

Bank of America  
E-Trade  
HSBC  
Netflix, Inc.  
Google  
Cerberus Capital Management  
Spark Investment Management  
Public Health Solutions  
Epidemic Sound  
SimCorp  
Smartly.io  
Uber  
Yahoo!

## GOVERNMENTAL CLIENTS

### NEW YORK AND NEW JERSEY METRO

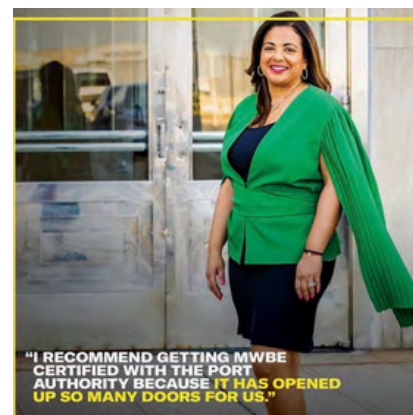
NYC School Construction Authority  
MTA Construction and Development  
NYC Administration of Children's Services  
NYC City University New York  
NYC Dept of Citywide Administrative Services  
NYC Department of Design and Construction  
NYC Department of Health and Mental Hygiene  
NYC Economic Development Corporation  
NYC Health + Hospitals Corporation  
NYC Housing Authority  
NYS Dormitory Authority of the State of New York  
NYS Empire State Development Corporation  
NYS New York Power Authority  
The Port Authority of NY and NJ  
Newark Department of Education

### LOUISIANA

Alexandria International Airport

### TEXAS

North Texas Tollway Authority  
Valley International Airport



M To-Pros is proud to be MWBE and SBE certified with The Authority, and to have been selected as one of only four companies for a public campaign to promote The Authority's small business program. We are the only Latinx Woman-owned company among the companies selected. Our tenacity, experience, and drive is reflected in every project we undertake.

The Port Authority of New York and New Jersey selects M To-Pros Development for public ad campaign.





SECTION 2.

## **Diversity & Inclusion**



M To-Pros is a Minority and Women Owned business, founded in 2015 by Mildred Tolentino, after her extensive career in architecture and project management working for some of the largest global Real Estate firms, she set out to create a company that embraced Diversity and Inclusion.

The mission of the company is to provide exceptional project management and expert construction management with a diverse workforce. M To-Pros' goal is to bring brilliant people together from diverse backgrounds.

Over the last ten years M To-Pros has provided opportunities to many women and minorities. Our most rewarding moments come from the vibrant diversity and culture of our company while maintaining a reputation of best in class. We have been nominated by several of our clients as their number one diverse firm to work with, this is evident in our roster of repeated clients.

**The quick facts of M To-Pros on our social responsibility:**

- MWBE certified nationally and in several states (with more than 22 certifications and counting)
- Gender equal force 50/50
- 90% diverse workforce
- Our own spending is mostly with DEI suppliers
- Support several organizations that promotes DEI
- We are mentors in our communities
- Diversity is in our company's DNA







SECTION 3.

# **Project Experience:**

## **Private Sector**

# Workplace Projects

## Transforming Spaces, Elevating Experiences.

As your one-stop partner, we combine our space planning, project management and construction execution under one umbrella. By consolidating services under one roof, we simplify your operations and reduce costs.

### Which projects do we do?

Our projects fall between Facilities Management and Capital Improvement, typically ranging from \$50K to \$1M, and may include:

- Office Revamps
- Office Conversions & Densifications
- Retail
- HVAC Replacements
- Day 2 & Punch List Work
- Emergency Repairs



## Our Services

- Office Renovations
- Painting
- Local Law 97
- Finishes
- IT/AV
- Carpentry
- Office Front Installations
- Mechanical, Electrical, Plumbing
- Move Management
- Space Planning





# M To-Pros Development Inc.

## Featured Work: Corporate Interiors

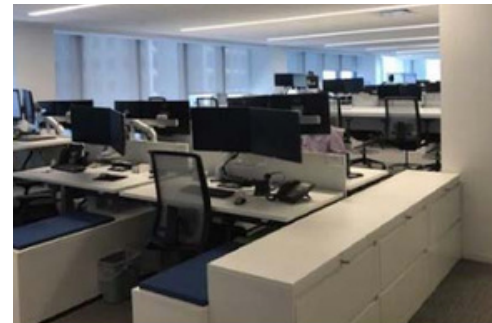
- **NETFLIX, INC.**  
**5th Floor Renovation**

- Served as Owner's Representative of a 30,000 SF space, overseeing the construction process from design to completion.
- Provided Construction Management and General Contractor (CM/GC) services, ensuring seamless coordination and delivery.
- Managed budget, scheduling, and risk mitigation throughout the project lifecycle.
- Coordinated with all vendors, subcontractors, and stakeholders to ensure smooth execution and adherence to project timelines and quality standards.



- **SIMCORP**  
**Build out of Interior Corporate Offices**

- Acted as Tenant Representative during landlord build-out, ensuring client's needs were met throughout the process.
- Oversaw the design team to ensure alignment with project goals and client expectations.
- Managed scheduling for an aggressive three-month construction timeline, ensuring timely project delivery.
- Provided Construction Management and General Contractor (CM/GC) oversight, coordinating all vendors, subcontractors, and the move-in process to ensure a seamless transition.



- **SMARTLY.IO**  
**Office Interior Renovation**

- Managed the construction of a 10,000 SF space at 101 Greenwich St, New York, NY, providing Construction Management at risk.
- Oversaw all subcontractors, ensuring quality control and adherence to project timelines.
- Led the implementation of new finishes, lighting upgrades, and HVAC modifications to enhance the overall space.



# M To-Pros Development Inc.

## Featured Work: Corporate Interiors

- **GOOGLE**  
**Gender Neutral & Gym Revamp**

- Led the construction of a 6,000 SF space in Chelsea, NY, overseeing all trades and coordinating complex infrastructure and building penetrations.
- Managed the coordination of all subcontractors, ensuring seamless execution of critical building systems.
- Mitigated schedule and cost impacts through proactive problem-solving and efficient project management.



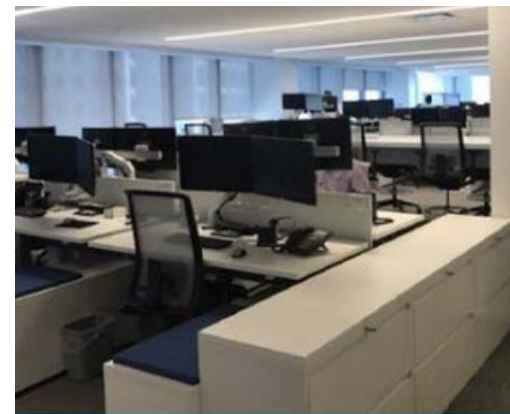
- **PUBLIC HEALTH SOLUTIONS**  
**Office Interior Renovation**

- Provided Construction Management at risk for several locations in Queens and The Bronx, overseeing all aspects of the project.
- Hired and coordinated all subcontractors, ensuring smooth execution of work during the pandemic while adhering to strict safety guidelines.
- Coordinated with building management throughout the project and managed the successful close-out of all locations.



- **SPARK INVESTMENT MANAGEMENT**

- Managed a series of individual projects in Midtown, New York, NY, conducted over consecutive weekends, nights, and holidays to resume office operations.
- Oversaw AV work, electrical upgrades, print services, and new elevator lobby finishes, ensuring high-quality execution across all tasks.
- Coordinated aggressive scheduling to complete the project successfully within two weeks.





# M To-Pros Development Inc.

## Featured Work: Financial Institution Team Experience

### • BANK OF AMERICA

- Mrs. Tolentino led the design and construction of new bank branches, ensuring alignment with client vision and quality standards.
- Directed the design and construction of remote ATM sites, coordinating across multiple teams for efficient project delivery.
- Managed both minor and major renovations, overseeing all phases to maintain project scope, budget, and timeline.
- Led capital improvement and ADA renovations across the Northeast, ensuring compliance with regulations and client needs.
- Coordinated with IT, A/V, Security, ATM, and Signage teams to integrate all technical and operational components seamlessly.



### • HSBC

- Mrs. Tolentino led implementation of the first Premier Bank prototype on Madison Ave, NYC, converting an existing branch into a high-end space for \$1M+ account holders.
- Managed integration of premium finishes, custom furniture, and luxury amenities to elevate the client experience.
- Directed national rollout of the "Premier" experience, overseeing the conversion of additional branches.
- Utilized CM/GC expertise to ensure on-time, on-budget delivery while maintaining high-quality standards.



# M To-Pros Development Inc.

## Featured Work: Financial institution experience

### • E-TRADE 42nd STREET NYC

- Mrs. Tolentino led the construction team for a new two-floor retail branch in Midtown Manhattan, implementing the client's new prototype design.
- Managed the construction of key areas, including teller stations, customer service areas, open office spaces, and private offices.
- Oversaw the installation of a complex AV package to meet the branch's technological needs.



### • PEOPLE'S UNITED BANK

- Mr. Sosa managed the construction of People's United Bank's first New York City branch at 250 Park Avenue.
- Oversaw the development of a 7,000 SF space, including ATMs, safe installation, offices, and client-facing meeting spaces.
- Ensured the integration of multiple levels of security throughout the site to meet the bank's operational and safety standards.



# M To-Pros Development Inc.

## Featured Work: Corporate Interiors

### • CERBERUS CAPITAL MANAGEMENT Office Interior Renovation

- Construction Management services for multiple small design-build projects on an expedited schedule
- Revamped office spaces and built new office areas
- Developed new workstation areas
- Expanded AV/IT infrastructure to meet growing needs
- Repaired and modified existing buildouts
- Assisted in creating a new security office, wellness room, and pantry



### • NYC DEPARTMENT OF DESIGN AND CONSTRUCTION Office Interior Renovation

- Broad-based team including CBRE, M To-Pros Project Management, architects, engineers, DDC
- Developed new space program for expansion requirements of 230,000 SF
- Engaged landlord in early renewal negotiations
- Created competition in the limited Long Island City market with 4 MetroTech
- Developed detailed capital cost estimate and CDs prior to final lease



### • GOOGLE Condenser Water Swap

- Engaged as the GC/CM for a Condenser Water to Chill Water System Swap at Google's NYC Headquarters (ongoing project in the preconstruction phase)
- Managed the entire design process alongside the Project Management team and the A/E team
- Oversaw all project needs from the bid process through project closeout







SECTION 4.

# **Project Experience:** **Public Sector**

# M To-Pros Development Inc.

## Featured Work: Education

### CUNY

CITY UNIVERSITY OF NEW YORK  
STATEN ISLAND CAMPUS



#### ABOUT:

\$2.5M project under Johnson Controls for the CUNY Staten Island Campus. Work includes providing access to existing FA equipment in several buildings, carpentry, brick repair, patching and painting.

#### SERVICES:

- Construction Management
- Construction costs: keep the project on budget and on schedule by tracking daily work onsite and working hand-in-hand with the GC on everything from procurement to invoice forecasting.

### DOE – NEWARK

NEWARK DEPARTMENT OF  
EDUCATION



#### ABOUT

#### SCHOOL DISTRICT ENERGY PROGRAM – MECHANICAL PROJECT MANAGEMENT.

M To-Pros provided mechanical project management for the Newark Board of Education ESIP (Energy Savings Improvement Program) to capture savings throughout the Newark BOE School districts, the total cost of the project is \$100 million (60+ Schools).

This entails installation of energy efficiency lighting, roof surfacing for solar panels, air infiltration mitigation and replacement of outdated heating and energy controls. Our role in this project is to provide mechanical and construction project management, in addition to oversight and supervision on the BMS systems integration by Johnson Controls. In addition, this project will have roofs prepped for solar panels, replacement of steam traps, a chiller, and two boilers from steam to natural gas to attain the required energy efficiency.

### DASNY

QUEENS COLLEGE – OVERSIGHT  
FOR A ROOF REPLACEMENT AND  
REPAIR



#### ABOUT:

Renovation of 65,000 sf of roof as well as abatement work.

#### SERVICES:

- Subconsultant under AECOM, providing oversight for a DASNY Queens College Roof replacement and repair project.
- Provided onsite staff in charge of onsite coordination of subs, submittal review, daily site inspection and reporting, and communication with the client.

# M To-Pros Development Inc.

## Featured Work: SCA - School Construction Authority

### SCA

#### New York School Construction Authority Various Locations - Site Supervision

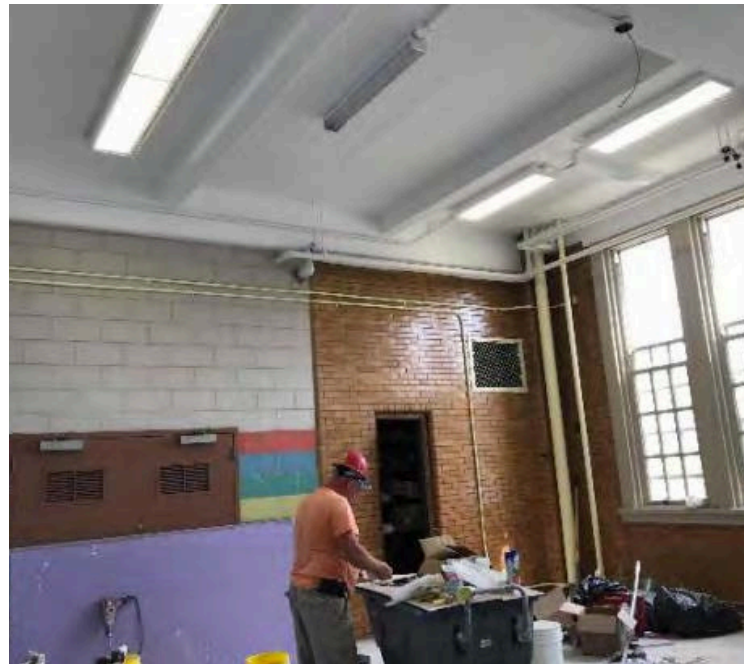
##### ABOUT THE PROJECT:

In preparation for the 2017-2018 school year, several schools were scheduled to open, requiring dedicated site supervision to ensure timely completion.

##### SERVICES PROVIDED:

- Conducted site supervision and provided status reports for multiple schools across Brooklyn and Manhattan in collaboration with The Gordian Group.
- Worked closely with The Gordian Group to identify and address potential issues that could impact the schools' timely opening.
- Reviewed project documents to identify ADA compliance issues and discrepancies between contract documents and actual work performed.
- Closely monitored the project's aggressive construction schedule, ensuring all necessary contractor approvals were obtained in a timely manner.

The projects were successfully completed on schedule, meeting the demanding timeline requirements.





# School Construction Authority Project List

PROJECT #	SCHOOL NAME	PROJECT TITLE
M060 - LLW_115422	HS East Side Community	Roof M Replacement (Demo & Construction)
M111 - LLW_110925	P.S. 111 Manhattan	Electrical Work for A/C Initiative
M876 - LLW_104606	Gregorio Luperon High School	Roofing Leak Repairs & Curb (Buletin 3 and 4)
K239 - LLW_089477	Mark Twain School of the Gifted & Talented	Fire Alarm Panel Bulletin #13
CTF:K221-114635	P.S. 221 TOUSSAINT L'OUVERTURE	Computer Classroom 309 Conversion
CTF:K232-115431	JHS 232 - East Flatbush Community Research School	Convert Room 319 to Shared Office Spaces
CTF:K232-115432	JHS 232 - East Flatbush Community Research School	Convert Room 113 to a Dance Room
CTF:K232-114640	JHS 232 - East Flatbush Community Research School	Gymnasium Renovations
CTF:K232-114641	JHS 232 - East Flatbush Community Research School	Dressing Room Conversion

# M To-Pros Development Inc.

## Featured Work: Civil Work & Core + Shell

### NYC DDC

#### NEW YORK CITY DEPARTMENT OF DESIGN AND CONSTRUCTION



##### ABOUT

M To-Pro<sup>s</sup> is engaged directly by NYC DDC as a Prime Consultant through an ongoing On-Call contract for a Parking Deck renovation project.

##### SERVICES:

- Project Management
- Site Inspection services for replacement of bulkhead walls, replacement of brick facades, roof work, fence repair, and waterproofing abatement throughout.

### NYC DDC

#### NEW YORK CITY DEPARTMENT OF DESIGN AND CONSTRUCTION



##### ABOUT

##### NEW YORK CITY BOROUGH BASED JAILS PROGRAM

The New York City Department of Design and Construction initiated a program for a multibillion-dollar design-build effort to construct four new detention centers in the boroughs of Manhattan, Brooklyn, Queens, and the Bronx. The new facilities are part of a new borough-based jail system and will enable the closure of the Rikers Correctional Center on Rikers Island.

##### SERVICES:

- Aecom-Hill JV engaged M To-Pro<sup>s</sup> for: Program and Project Management Services for the Design- Build program.
- Services ranging from program administration, to design management, and MWBE coordination, outreach, utilization, and tracking.

### NYC EDC

#### NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION



##### ABOUT

Funded by NYCEDC, this project involved remediating a former Manufactured Gas Plant contaminated with Coal Tar and Purifier Waste. Soil excavation removed contaminated waste for disposal, while remaining waste was In-Situ Stabilized (ISS). A Soil-Bentonite wall was constructed to prevent groundwater contamination.

##### SERVICES:

- M To-Pro<sup>s</sup> supported Gallagher Bassett Technical Services on the AOU-2 and Site D Hunts Point soil remediation projects as a subconsultant. Our role included:
- Project Controls & Administration: Coordinated with construction management, engineering, expeditors, special inspections, and contractors.
- Communication Liaison: Managed team communication and facilitated collaboration.
- Project Support: Recorded meeting minutes, handled invoicing, and ensured MWBE compliance reporting for NYCEDC.



# M To-Pros Development Inc.

## Featured Work: NYC Public Agency HQ Interior Construction Renovation

### MTA MNR

#### MTA CONSTRUCTION AND DEVELOPMENT (C&D)

525 NORTH BROADWAY, WHITE PLAINS, NY



Cost Estimating Services for the Architectural Design of MTA (Metro-North Railroad) Headquarters.

Size 20,000 SF  
Value \$700K

### NYC ACS

#### NEW YORK CITY ADMINISTRATION OF CHILDREN'S SERVICES

150 WILLIAM STREET, NEW YORK, NY



Construction Management Services for HVAC Flood Remediation and Renovation.

Size 120,000 SF  
Value \$3 Million

### NYC DCAS

#### NEW YORK CITY DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

ONE CENTRE STREET, 17TH FL, NEW YORK, NY



Construction Management Services for Office Projects.

Size 1,000,000 SF  
Value: \$600 Million

### NYC DDC

#### NEW YORK CITY DEPARTMENT OF DESIGN AND CONSTRUCTION

30-30 THOMSON AVE, LONG ISLAND CITY, NY



Construction Management Services for Extensive Office Renovation Project

Size 230,000 SF  
Value: \$15 Million



# M To-Pros Development Inc.

## Featured Work: Housing Authority Repairs

### NYCHA

#### New York City Housing Authority BOILER REPLACEMENT



##### ABOUT

Replace existing boilers, renovate central plants, and upgrade each building's hot water system to gas, minimizing service interruptions.

##### SERVICES:

- Acted as NYCHA owner's representative, providing oversight and intervention between CM, design, and contractors.
- Supervised Construction Managers across multiple sites.
- Facilitated coordination between contract teams, local management, and NYCHA trades.
- Ensured safety and comfort for tenants, staff, and contractors.

### NYCHA

#### New York City Housing Authority APARTMENT REPAIRS



##### ABOUT

Repairs across NYCHA housing, including carpentry, painting, plumbing, cabinetry, flooring, and electrical work.

##### SERVICES:

- Overseeing several residential building complexes.
- Presence onsite, communication between NYCHA and the General Contractor to ensure issues are solved within scheduled time frame.
- Daily site reports
- Cost Estimating
- Scheduling

### NYCHA

#### New York City Housing Authority MOVE MANAGEMENT AND SPACE PLANNING



##### ABOUT

We have provided Move Management, Programming, and Space Planning for NYCHA corporate offices across six buildings in NYC, supporting 4,000 employees. Serving as their primary contact for internal moves, infrastructure upgrades, and densification projects, we have managed everything from test fits and budgeting to construction coordination and move execution. Our work ranges from small departmental relocations to large-scale moves involving 300-400 employees. Additionally, we have collaborated with NYCHA to assess space needs and budgets, utilizing a priority-based "go or no-go" approach to streamline decision-making.

# M To-Pros Development Inc.

## Featured Work: Healthcare

### NYC HEALTH + HOSPITALS

Lincoln Hospital & Harlem Hospital  
**GUT RENOVATION AND REBUILD OF SIM LABS INSIDE ACTIVE HOSPITALS**



#### SERVICES:

- Coordinated contractors, H+H, vendors, and building personnel.
- Managed site conditions and supervised work.
- Provided communication through reports and meeting minutes.
- Oversaw Electrical and AV requirements for medical equipment.
- Delivered value engineering to maintain budget.
- Assisted with final inspections and permit closeouts.
- Supported risk mitigation during the Covid-19 pandemic.

### NYC HEALTH + HOSPITALS

Metropolitan Hospital  
**CM LEAD - CONTACT CENTER AND EES EMERGENCY SYSTEM UPGRADE**



#### SERVICES:

- Our team is a staff extension of Metropolitan Hospital Capital Design, through a CM subcontract with Gilbane. M To-Pros is responsible for two active jobs for a full floor renovation in the mental health building.
- CM lead for 20,000 SF centralized call center for all 5 boroughs
- CM lead for EES emergency system upgrade. Type 1 upgrade to split normal and emergency power in multiple phases for the entire campus.

### HHC Bristol Health Clinic

Hartford HealthCare  
**CM LEAD - CONTACT CENTER AND EES EMERGENCY SYSTEM UPGRADE**

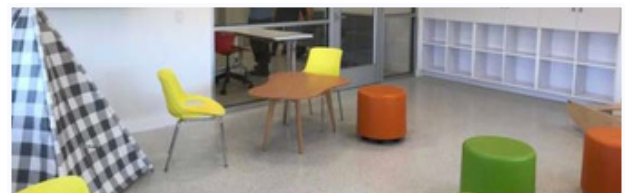


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- CM lead for EES emergency system upgrade. Type 1 upgrade to split normal and emergency power in multiple phases for the entire campus.

### DOHMH

Department of Health and Mental Hygiene  
**GUT RENOVATION OF 2ND FLOOR DOHMH BROWNSVILLE CLINIC**



#### SERVICES:

- Coordinated with Architect, Contractor, H+H, Special Inspector, and DOHMH personnel.
- Reviewed construction documents and addressed site conditions with the contractor and architect.
- Provided site supervision, reports, and meeting minutes.
- Managed work scheduling in an occupied building per DOHMH requirements.
- Assisted H+H with GC contract negotiations and change order tracking.
- Monitored contractor for project completion, punch list resolution, and closeout.

# M To-Pros Development Inc.

## Featured Work: Disaster Recovery & Resilience, Emergency Response

### ESD + GOSR

**2012 SUPERSTORM SANDY BUILD-  
IT-BACK (BIB) PROGRAM**  
Staten Island



Project Management, Construction  
Management, Inspection Services.

Value \$250K

### DDC + HHC

**NEW YORK CITY DEPARTMENT OF  
DESIGN & CONSTRUCTION AND  
NYC HEALTH + HOSPITALS**



COVID-19 Pandemic in New York City. Provided  
Project Oversight Services, Project  
Administration, Extension of Staff

Value \$94 Million

### NYC DDC

**NEW YORK CITY DEPARTMENT OF  
DESIGN AND CONSTRUCTION**



Humanitarian Emergency Response and Relief  
Center (HERRC), Randall's Island. Construction  
Management, Owner's Representative.

Value: \$10 Million





SECTION 5.

# **Project Experience:**

## **Airports**

# M To-Pros Development Inc.

## Featured Work: Airports

### Harlingen Valley Intl. Airport

HARLINGEN, TX



#### About:

The Harlingen/Valley International Airport project consists of a new 98' high Air Traffic Control Tower, attached 2500 SF personnel and equipment building, and the associated site works. The project is located in Harlingen TX with a current construction budget of \$20M.

#### Services:

- Cost Estimating for all design phases.

### PANYNJ Newark Liberty International Airport

NEWARK, NJ



#### Services:

- M To-Pros is engaged by PANYNJ to provide construction management services at Newark Airport. The work entails providing site supervision of approximately 24 projects at a time which could be in different stages from pre-con to construction.

### Alexandria Airport Hanger

ALEXANDRIA, LA



#### Services:

- Subconsultant Service Cost Estimating for several construction phases including pre & postconstruction.
- Project feasibility studies, scope identification and viability, full quantification and pricing, value engineering and change order reviews.

# M T-PROS

DEVELOPMENT INC.



**Mildred Tolentino**  
*Chief Executive Officer*

#### Contact

**Mildred Tolentino**  
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**Houston Office**  
708 Main Street, 10th Floor  
Houston, TX 77002

***"M To-Pros Development Inc. is a  
NYC SCA and NYC SBS certified  
Minority and Women-Owned  
Business Enterprises (M/WBE)"***

## CERTIFICATIONS MBE/WBE/DBE/SBE

### New York and New Jersey Metro

**New York City School Construction Authority (NYC SCA)**  
MBE-WBE, Qualified Certified/Firm, Valid 6/13/2027

**New York City Small Business Services (NYC SBS)**  
Certified MWBE, No. MWCERT2015-648, Valid 11/30/2025

**New York State Empire State Development (NYS ESD)**  
Certified MBE, No. 60150, Valid 08/04/2027  
Certified WBE, No. 60150, Valid 08/04/2027

**MTA Metropolitan Transportation Authority**  
NYSUCP/U.S. DOT, Certified DBE

**The Port Authority of NY & NJ**  
Certified MWBE and Certified SBE

**State of New Jersey Department of the Treasury, DPMC**  
Certified MWBE, No. AD397-35

### Texas

Texas Department of Transportation  
Disadvantaged Business Enterprise (DBE) Certification

### City of Austin

Small & Minority Business Resources Department  
Certified MBE and Certified WBE

### City of Houston

Office of Business Opportunity  
Certified WBE, No. 24-01-16140

**NCTRCA North Central Texas Regional Certification Agency**  
Certified MBE, No. HFMB 44554 N0824  
Certified WBE, No. HFWB 35089 N0824  
Certified SBE, No. HFSB 82525 N0824

### National WBE Certification

Women's Business Enterprise National Council (WBENC)

**Photo: 2023 WBENC National Conference, Nashville, TN**