

Cybelle M. Kennedy

Senior Project Manager / Senior Architect

Cybelle M. Kennedy is a seasoned professional with over two decades of experience in the field of architectural technology and project management. As the Senior Architect at CTLGroup, Ms. Kennedy plays a pivotal role in overseeing complex exterior restoration projects. Her extensive knowledge and expertise make her a valuable asset to the firm, particularly in the dynamic and demanding landscape of New York City's construction industry.

Ms. Kennedy holds a solid educational foundation with a Bachelor of Science in Architectural Technology and a Bachelor of Architecture from the metro-area-based New York Institute of Technology. Her academic background, combined with her practical experience, has shaped her into a well-rounded architect capable of tackling multifaceted challenges in the built environment.

At CTLGroup, Ms. Kennedy's primary responsibilities encompass a diverse range of critical tasks. As a Qualified Exterior Wall Inspector, she is entrusted with upholding the highest standards of safety and compliance in architectural projects, working closely with the entire New York team to generate Façade Inspection Safety Program (FISP) reports for the NYC Department of Buildings. In addition to her technical role, she also contributes significantly to CTL Group's growth and success through her involvement in business development.

Relevant Project Experience

Lead Project Management

Façade Restorations in conjunction with FISP Inspections & Probing, Roof Replacements and the addressing of NYC DOB Violations for an Upper West Side Campus. All unique designs, the buildings come together to unite commercial offices and entertainment studios. 30 West 67th Street and 24 West 67th Street required particular attention as properties under the jurisdiction of the New York City Landmarks Preservation Commission. The undertaking provided the Client with 'Safe' cycle 9A FISP Reports when the conclusion of the 'cavity wall construction' restorations was reached.

- **7 Lincoln Square** – c. 1978 by Kohn Pedersen Fox
- **147 Columbus Avenue** - c. 1991 by Kohn Pedersen Fox
- **77 West 66th Street** - c. 1988 by Kohn Pedersen Fox
- **47 West 66th Street** - c. 1985 by Kohn Pedersen Fox
- **30 West 67th Street** - c. 1979 by Kohn Pedersen Fox
- **24 West 67th Street** - c. 1900 by Henry Franklin Kilburn
- **7 West 66th Street** - c. 1900 by Henry Franklin Kilburn



Academic Credentials

BS in Architectural Technology, B Arch, from New York Institute of Technology of NYC + Old Westbury, NY

Licensure & Certifications

Registered Architect (RA) in New York State

Certified by the National Council of Architectural Registration Boards

Qualified Exterior Wall Inspector by New York City Department of Buildings. QEWI

Professional Affiliations

American Institute of Architects in New York City (AIA)

Contact Information

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Project Management

High-Rise Commercial Properties around New York which generally include both curtain wall systems at the primary elevations & masonry cavity wall assemblies at the secondary elevations and were designed by Emory Roth & Sons. Work included FISP (Façade Inspection Safety Program) inspections and the preparation of reports. Other duties included forensic investigations & the addressing of leaks, preparation of façade rehabilitation contract documents in response to forensics & FISP conditions, and any additional building deficiencies & concerns of the Client. Work also included roof replacements using hybrid systems of SBS Modified plies and penetration flashings of Cold, Fluid-Applied roofing material leading to providing the Client with a 20-year manufacturer's guarantee. Construction administration included coordination with the Client, the New York City Department of Buildings, expeditors, site safety management and contractors.

- **3 Times Square**
- **80 Pine Street**
- **One Whitehall Street**
- **641 Lexington Avenue**
- **40 East 52nd Street**
- **1675 Broadway**
- **845 Third Avenue**

Project Architecture

Architectural Services, Building Envelope Restoration at Pomonok Houses, Queens, NY, for NYCHA (New York City Housing Authority). The development consists of 35 residential buildings originally built in 1952. The buildings vary in size (6,500 SF to 20,000 SF) and height (three to seven stories). The scope of work included the preparation of field bulletins and the architectural & engineering design for roof replacements, window replacements, brick repairs, including addressing FISP findings for all 35 buildings. The water tank and pump system were also replaced. In addition to asbestos/lead abatement, specifications and estimates, the scope of work included assisting NYCHA in bid and award, and construction phases.

Field Surveyor

Historic Preservation and Use Conversion at 90 West Street, NYC. Designed by Architect Cass Gilbert in 1907, this building is considered the 'Little Woolworth' because it precedes the architect's masterpiece. Located at the southwest corner of 'Ground Zero', the landmark was severely damaged on September 11, 2001. As member of a team of architects and engineers, Ms. Kennedy helped the Clients meet their goal of restoring 90 West Street to its original glory and converting the commercial property to residential rental units. Exterior work included the replacement in kind of almost 8,000 terra cotta pieces and approximately 80,000 bricks, all custom manufactured. Work also included the replacement of the copper mansard roof, the replacement of all windows and a thorough cleaning of the existing terra cotta and granite façade.