



ADCO BUILDERS

COMPANY OVERVIEW

Driven by Precision. Built on Trust

| adcobuilders.com

Company Overview

Who we are

New York-based owner
& tenant representation firm, not
a general contractor

Projects nationwide: retail fit-outs
commercial interiors, high-end
residential



What we cover

Full lifecycle: pre-construction
→ build oversight → close-out

Act as the owner's direct
advocate at every step

Why it matters

Relationship-driven, execution-focused, hands-on team

We cut risk, uncover value, and keep projects on time & on budget

Problem



Construction & fit-out projects are messy

- Multiple vendors (architects, engineers, contractors, landlords) each with their own timelines and priorities.
- Miscommunication leads to delays, cost overruns, and rework.
- No single point of accountability; owners get stuck chasing updates and resolving conflicts.
- Information scattered across emails, calls, and spreadsheets makes decision-making slow.

Solution



ADCO acts as your single point of contact, simplifying everything

- We coordinate all vendors so they work as one aligned team.
- Centralized communication keeps everyone informed and on schedule.
- Proactive oversight catches risks before they become costly problems.
- From lease review to final handover, we manage the entire process, saving time, money, and stress.

What & Why



We step in as the client's trusted advisor, taking ownership of

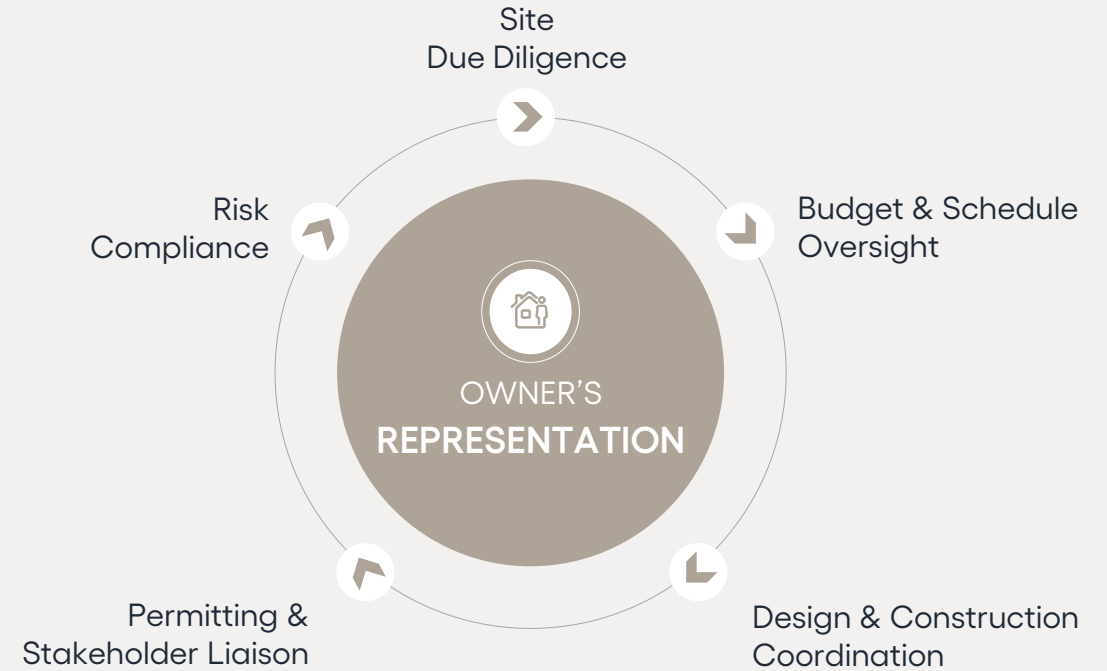
- Risk management
- Team alignment
- Cost, scope, and schedule control



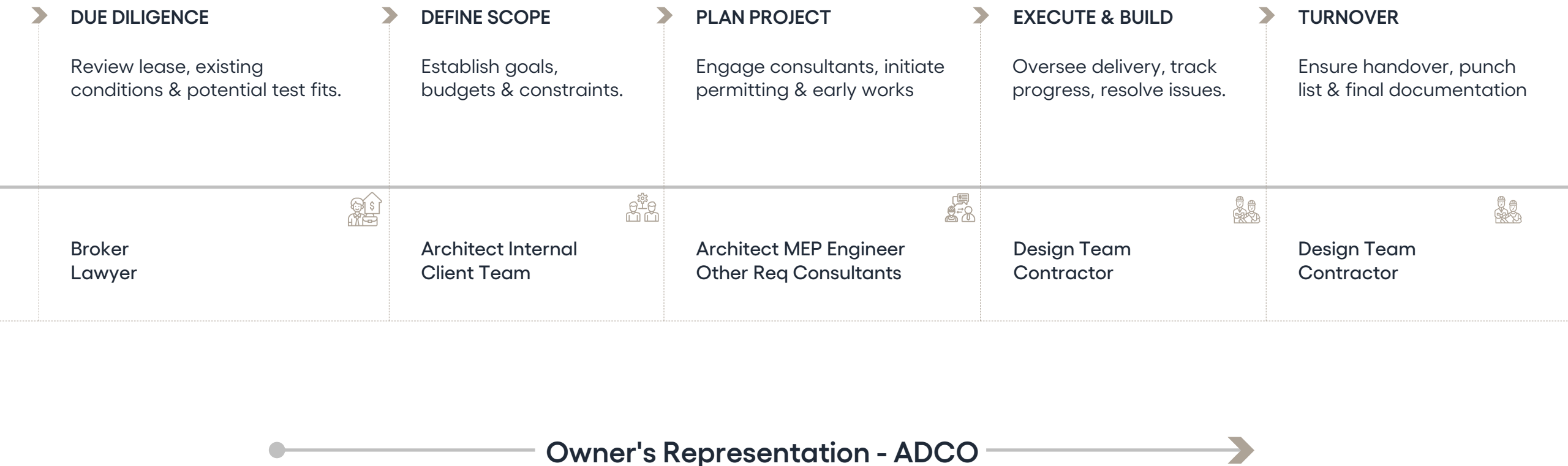
We don't replace architects or contractors; we lead them, ensuring accountability, clarity, and forward momentum.



Every project is unique, yet our formula is consistent: **clear leadership, disciplined planning, and proactive problem-solving** to protect your investment and deliver results.



End-to-End Oversight in 5 Moves



ADC O's Offering



Due Diligence

Verify site, design intent, and lease early; flag risks and give upfront cost guidance.



Pre-qualified Partners

Tap our network of top architects, engineers, and contractors; 3–4 vetted bids per trade.



Bid & Proposal Management

Run the RFP, level bids, and align every consultant to project goals.



Budget & Schedule Review

Work with your team to refine scope, lock budget, and set a realistic timeline.



Single Point of Contact

We streamline communication from kickoff to turnover, cutting stress and surprises.



Post Completion Facilities Management.

We manage maintenance and repairs to keep your space running smoothly long after the project is complete.

Trusted Partners



GLOWBAR

VanLeeuwen



goop

just salad

DUDLEYS

COUNTER
SERVICE

Why Clients Choose ADCO



Expert Guidance

From lease acquisition through delivery; avoid costly, schedule-impacting missteps.



Total Oversight

We track milestones and ensure documentation and build compliance to minimize delays.



Budget Control

We align projects with financial goals, actively manage change, and uncover value-engineering opportunities.



Smooth Coordination

One central point of contact keeps architects, engineers, contractors, and stakeholders aligned.



Time Efficiency

Hands-on monitoring identifies bottlenecks early and maintains momentum.

Leadership Team



Adam Kahati
Founder & Principal

Architect by training with deep expertise in interior fit-outs and real-estate development. Before launching ADCO in 2022, Adam delivered flagship build-outs for Google, NBC, and Fox.



Jake Waitsman
Development Manager

Has delivered 2,000,000 ft² across seven states. Legal background + mastery of brand standardization and national rollout programs ensure process, precision, and speed.

Client Feedback

ADCO expertly managed our LES build- out, kept things moving, sorted issues fast, and made the whole process a breeze. Couldn't have asked for a better crew in our corner.



Dane McCarthy
Founder of Athletic Clubs

ADCO brought structure, clarity, and control to our fast-casual rollout. They kept the project on schedule, managed the team seamlessly, and were a steady hand from start to finish. Highly recommend.



Tom Cortese
COO of Counter Service /
Co-Founder of Peloton

The team brought clarity, attention to detail, and strong communication, keeping the project moving smoothly. A true partner every step of the way!



Adam Farber
Development & Strategy at Glowbar /
Previously SoulCycle & DIG

Other Trusted Partners

VanLeeuwen

DUDLEYS

goop

little Ruby CAFE

just salad

Get in Touch

Ready to protect your
budget, timeline, and vision?

Let's talk.

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