



A.S. Engineering Services, P.C.



Where
innovation
meets
practicality.

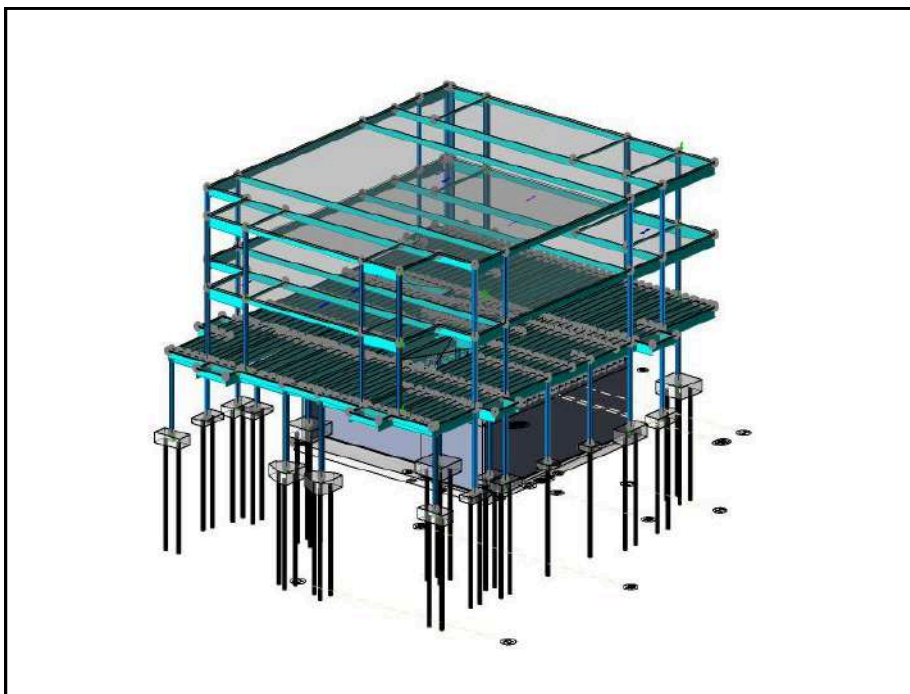
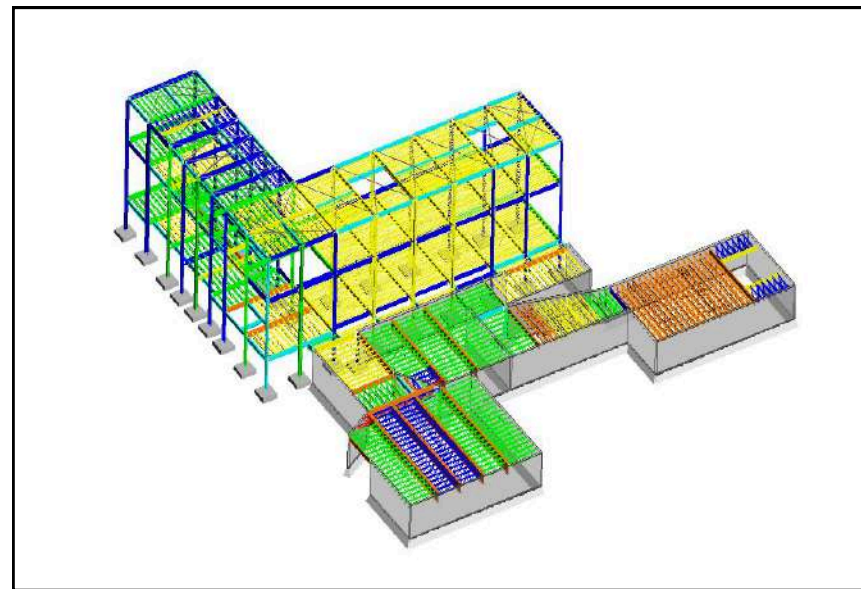
our mission.

We deliver innovative structural solutions through technical expertise, creative problem-solving, and collaborative partnership.

AS Engineering Services, P.C. is committed to providing the highest quality engineering services through technical excellence, collaboration, creativity, and direct client accessibility. Our goal is to deliver practical, efficient solutions that support our clients from concept through construction.

A.S. Engineering Services, P.C.





Why AS Engineering Services, P.C. ?

Founded in 2008, AS Engineering Services, P.C. has grown into a trusted structural engineering firm with nearly 75 years of combined professional experience. We deliver innovative structural solutions through technical expertise, creative problem-solving, and collaborative partnership.

AS Engineering Services, P.C. is committed to providing the highest quality engineering services through technical excellence, collaboration, creativity, and direct client accessibility. Our goal is to deliver practical, efficient solutions that support our clients from concept through construction.

We utilize a practical, hands-on engineering approach combined with the latest analysis and design software to develop efficient, cost-effective solutions. These solutions are translated into clear, well-coordinated construction documents that support simpler, faster construction. Our team remains actively involved throughout the construction phase and is readily available to respond to questions, provide clarifications, and assist with field conditions as they arise. This continuity ensures smoother project execution and successful outcomes for our clients.

our services.

STRUCTURAL ENGINEERING

- Residential Renovations + New Construction
- Commercial Renovations + New Construction
- Structural Repairs + Reinforcement
- Renovations, Alterations, and Extensions



FOUNDATIONS + BUILDING SHORING

- Helical Pile Foundations
- Timber Pile Foundations
- Partial Demolition
- Shoring



SPECIALTY ITEMS

- Specialty Steel Items
- Structural Insulated Panels (SIPs)
- Composite Materials



core team.



PRESIDENT

Alexis Spyrou, P.E.

Alex received his B.S. in Civil Engineering from North Carolina State University and brings nearly 30 years of structural engineering experience — and a foundation built long before his first day on the job. Beginning in high school, he worked as a carpenter's helper through college, giving him hands-on construction knowledge that informs every design decision and ensures his solutions are both sound and constructible. That practical instinct is matched by a deeply collaborative approach.

Alex engages architects, contractors, and owners as true partners, actively listening and integrating their perspectives to achieve the best possible outcome for every client. He is known for being highly responsive and readily available when project challenges arise.

SR. ENGINEER

Jacek Bulak, P.E.

Jack is a Professional Engineer with over 10 years of experience and an international perspective rooted in his Polish-American background and M.S. in Civil Engineering from Krakow University of Technology. Relocating to the U.S. in 2013, he built deep expertise managing over 200 projects annually — spanning analysis, design, and full project lifecycles from pre-bid through construction closeout.

After earning his P.E. license in Maryland in 2021, Jack transitioned to independent consulting and now partners with firms across the DC and New York metro areas. He brings strong code knowledge, hands-on experience, and a collaborative approach to every structural engineering challenge.

SR. DESIGNER

Gregory Nelson

Gregory brings a rare blend of structural engineering expertise and architectural sensibility, rooted in a B.S. in Architecture and Urban Planning and an early mastery of computer-aided design. His career spans steel, concrete, wood, and masonry — with landmark projects for Intel, TRW, Sky Harbor International Airport, and Chase Field, alongside custom residential and pool design work.

Since joining A.S. Engineering in 2008, Gregory's creative problem-solving and passion for design have aligned seamlessly with the firm's philosophy. His foundation in art and architecture gives him a distinctive lens for tackling complex structural challenges across a broad range of project types.

our clientele.

Our valued customers, from commercial to private residential, our customers always give us high reviews, both large and small.



CORE GROUP
ARCHITECTS



McALPINE

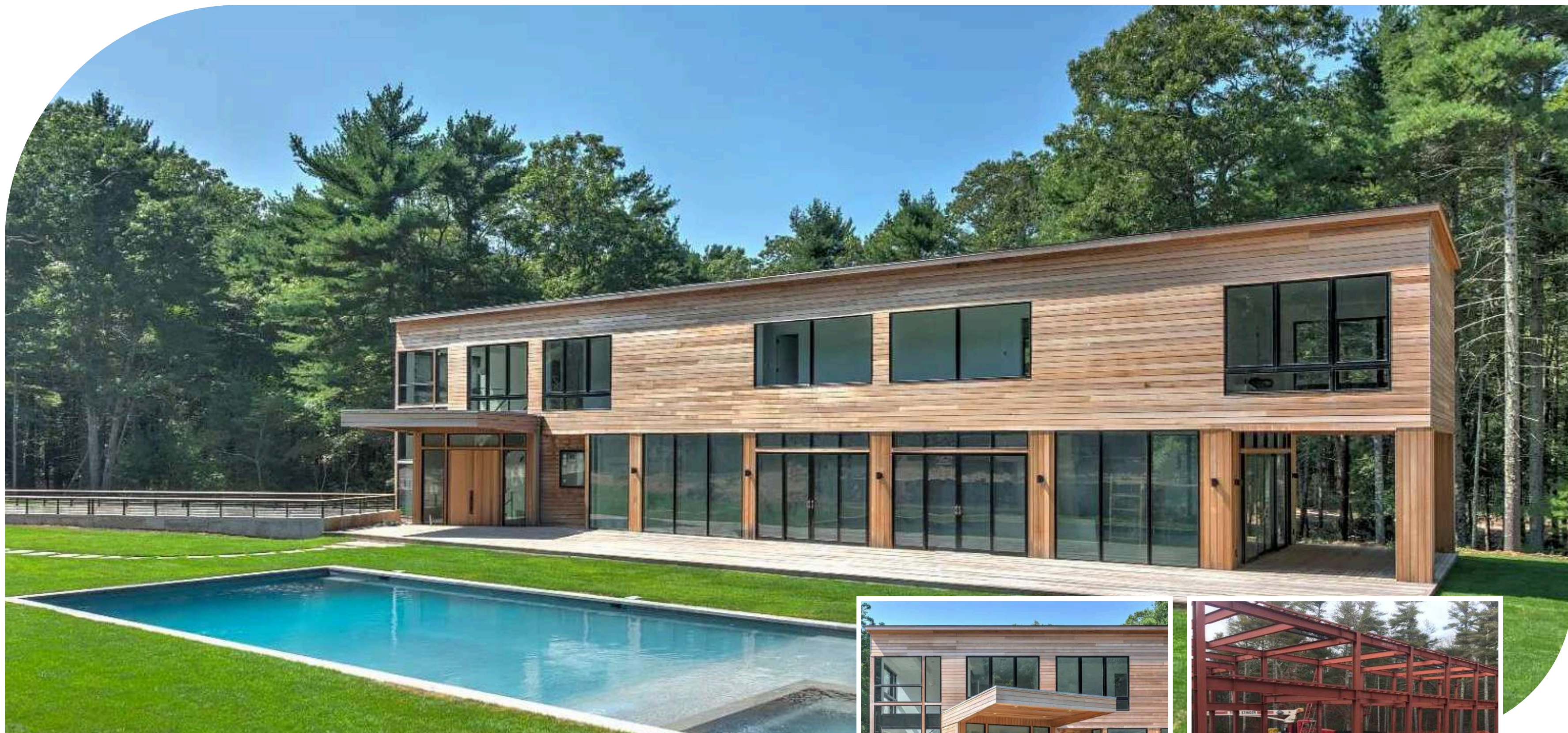


WILL MINNEAR
ARCHITECT P.C.



RIP
Construction
Consultants





CROOKED HIGHWAY

East Hampton NY
Architect Hampton Cowboy

A contemporary custom residence engineered around a fully exposed structural steel framework to achieve expansive open living spaces, floor-to-ceiling glazing, and seamless integration between interior and exterior environments. The project utilized custom steel moment frames to provide lateral stability while eliminating the need for conventional shear walls, enabling large uninterrupted glass façades and long-span open floor plans. A below-grade parking and service area accessed through an underground tunnel required reinforced concrete retaining walls and foundation systems engineered to resist soil pressures while supporting the substantial superstructure above. Careful coordination of the exposed steel framing with the architectural, mechanical, and glazing systems resulted in a clean structural expression that enhances the home's modern





MARINA POINTE

Brooklyn NY
Architect GRHC

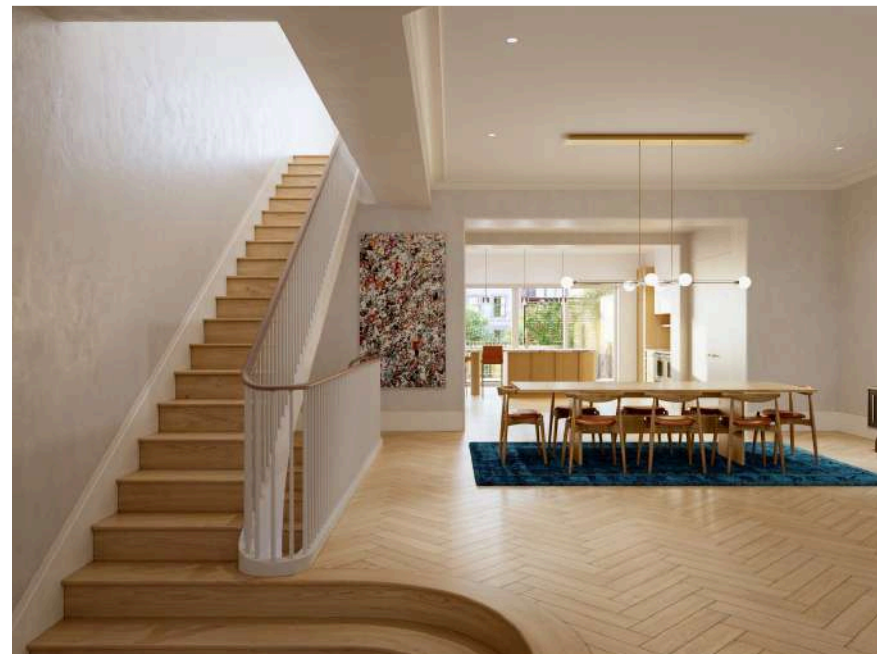
A large-scale waterfront residential development consisting of five multi-family buildings designed for resiliency and long-term performance in a coastal environment. The project utilized a podium-style configuration with parking below and supporting multi-story wood-framed residential construction above, requiring efficient gravity and lateral load-resisting systems throughout. Due to poor subsurface conditions and a high groundwater table, the buildings were supported on helical pile foundations designed to transfer loads to competent bearing strata while minimizing site disturbance. Flood-resilient detailing, elevated structural systems, and coordinated load transfer strategies were integrated to meet waterfront code requirements and enhance durability, with close coordination among structural, geotechnical, civil, and architectural teams ensuring an efficient and constructible solution.



CLINTON ST RESIDENCE

Brooklyn NY
Architect Osso Architecture

A comprehensive structural renovation with horizontal and vertical expansion transformed a historic Brooklyn brownstone into a modern multi-level residence while preserving its original character. The project included complete replacement of deteriorated floor framing, roof reconstruction, and reinforcement of the existing masonry shell to support revised layouts and increased loading demands. New structural steel framing created open-concept interior spaces, enlarged openings, and supported contemporary architectural features within the historic structure. A rear addition and elevated deck utilized a hybrid structural steel and light-gauge steel framing system to achieve efficient long spans and cantilevered exterior spaces within the constrained urban site. Careful sequencing and temporary stabilization measures maintained masonry wall integrity throughout demolition and reconstruction.





PRIVATE RESIDENCE

Center Island NY
Architect Core Group Architects

A high-end waterfront residence combining architectural concrete construction with structural steel framing to achieve expansive glazing, dramatic cantilevers, and open-concept living spaces. The hybrid structural system utilized reinforced concrete shear walls and foundations integrated with steel moment frames to create large unobstructed openings and maximize transparency throughout the residence. Concrete elements provided both architectural expression and lateral stability, while steel framing supported long spans and cantilevered features with minimal visual impact. Careful coordination between structural and architectural systems accommodated extensive glazing, concealed connections, and complex geometric transitions while maintaining clean modern lines and long-term durability in a demanding coastal environment.



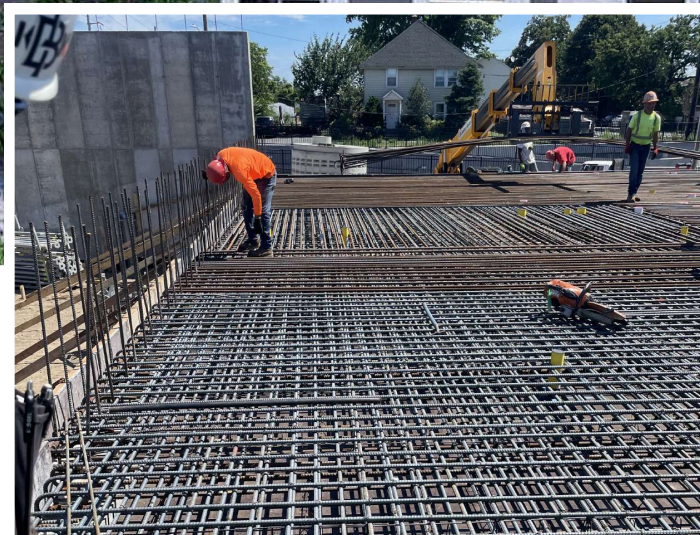


POOL HOUSE

New Jersey
Architect OSSO Architecture

This custom pool house and pavilion was engineered for a light, open architectural expression while maintaining structural efficiency and durability. The exposed timber space-frame roof serves as both primary structure and defining architectural element. Engineered wood framing, concealed steel gusset plates, and integrated shear walls provide the strength and lateral stability needed for large open spans—preserving unobstructed views and seamless indoor-outdoor connections. Custom connection detailing and structural analysis optimized load paths and member sizing, resulting in an elegant pavilion that showcases exposed structure as a central design feature.





THE CORNERSTONE

Westbury NY
Architect GRHC

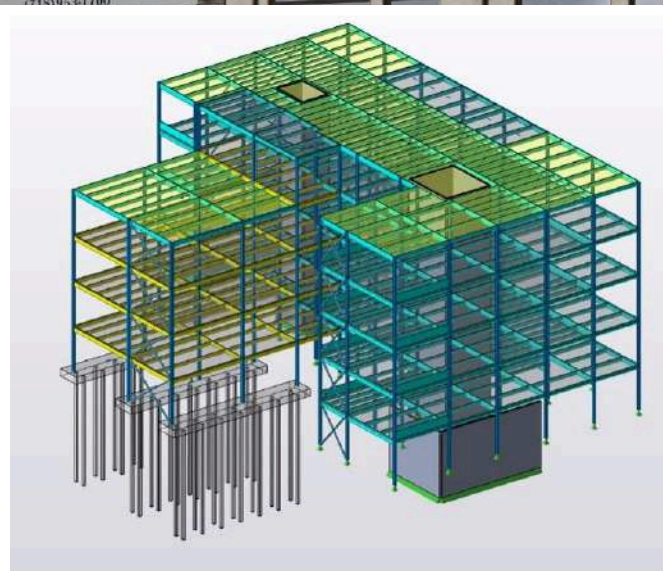
A multi-family residential development utilizing a hybrid structural system combining reinforced concrete and wood-framed construction. The primary structure consists of a reinforced concrete flat slab podium supporting multi-story wood-framed residential levels above. The podium accommodated increased loading demands, enhanced fire resistance, and open amenity spaces, while the flat slab system reduced floor-to-floor heights and simplified coordination with building services. Above the podium, repetitive wood framing layouts optimized constructability and material efficiency. Extensive coordination between structural, geotechnical, and architectural teams ensured efficient load transfer, integrated foundation and retaining wall systems, and a cost-effective mid-rise residential design solution.



THE ATLANTIC HOTEL

Brooklyn NY
Architect TKA Studio

A complex urban redevelopment project involving the adaptive reuse of an existing five-story building combined with a new four-story vertical addition and below-grade parking construction. The project required detailed structural evaluation and reinforcement of the existing structure to support additional vertical loads while integrating new structural steel framing for the expansion. The steel system provided long-span flexibility, reduced structural weight, and efficient integration with the existing building fabric. Deep excavation and support of excavation (SOE) systems adjacent to neighboring properties required coordinated underpinning, temporary bracing, and foundation modifications to maintain stability throughout phased construction within a constrained urban environment.

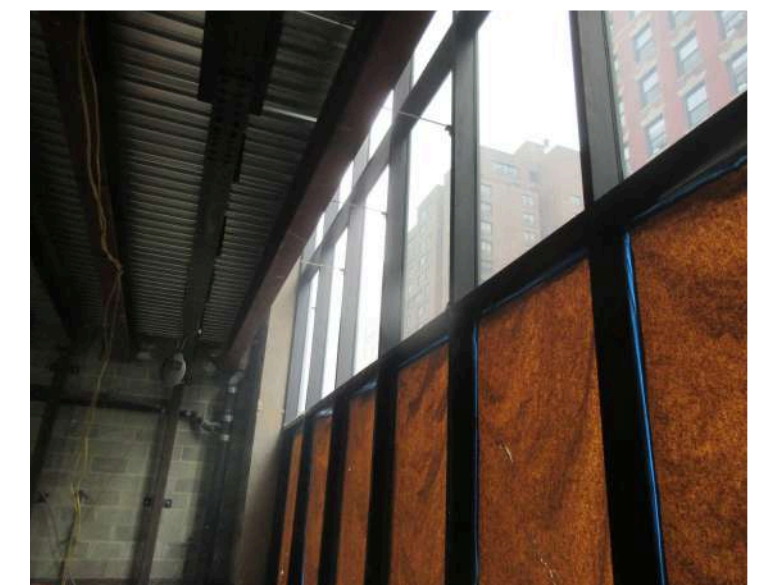
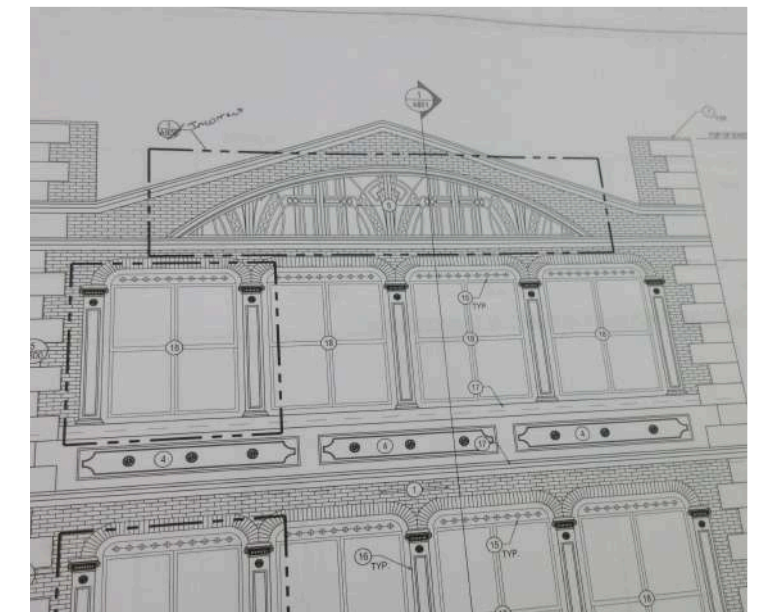




THE GREAT JONES DISTILLING CO

Manhattan NY
Architect ERT Design Group

A transformative adaptive reuse project involving the renovation of a historic Manhattan building and its conversion from retail occupancy to a fully operational craft distillery. The project required extensive structural modifications to support distillation tanks, specialized process equipment, and increased floor loading demands within the existing structure. New steel framing and floor reinforcement systems were integrated throughout the building to accommodate concentrated equipment loads while preserving the historic building envelope. The renovation also included new elevator shafts, floor system modifications, and structural support for façade restoration and interior renovations. Close coordination among structural, architectural, mechanical, and process engineering teams ensured successful integration of manufacturing, hospitality, and retail functions within a constrained urban landmark setting.



GREENE AVE

Brooklyn NY
Architect E2M Design Group

A comprehensive structural rehabilitation and expansion of a historic Brooklyn brownstone involving deep excavation, foundation underpinning, and major modifications to the existing masonry structure. The project included creation of a new lower-level living space, a sunken rear garden, and expanded rear façade openings while preserving the building's historic street presence. Reinforced concrete retaining walls and underpinning systems supported deeper excavation and adjacent soil conditions. Large portions of the rear masonry walls were removed and replaced with custom structural steel moment frames, enabling expansive glazing and open-concept interiors while maintaining lateral stability. Careful sequencing and temporary support systems ensured structural integrity throughout excavation and reconstruction.

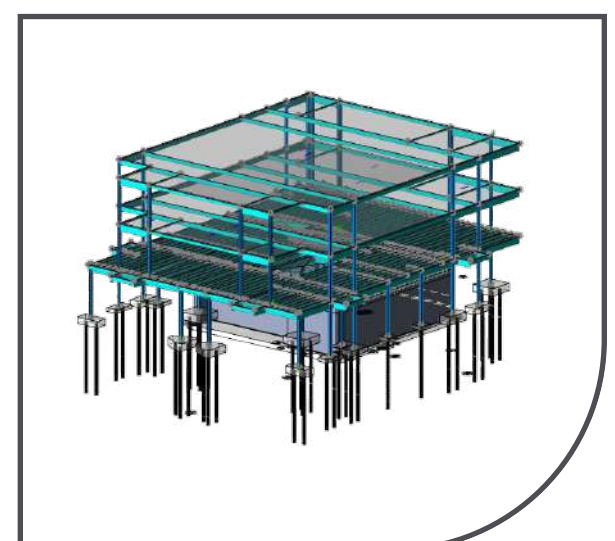




30 STEWART AVE

Huntington NY
Architect Core Group Architects

A mixed-use development utilizing a hybrid structural system combining structural steel, reinforced concrete, and wood framing to create an efficient solution for commercial and residential occupancies. The structure features structural steel framing supporting a reinforced concrete podium deck that transfers loads between ground-floor commercial spaces and residential levels above. The podium provided enhanced fire resistance, durability, and increased load capacity, while upper residential floors utilized wood framing with strategically placed steel elements for efficiency and open floor plans. Structural steel moment frames served as the primary lateral force-resisting system, allowing expansive storefront glazing and flexible interior layouts while ensuring structural performance and cost-effective construction.



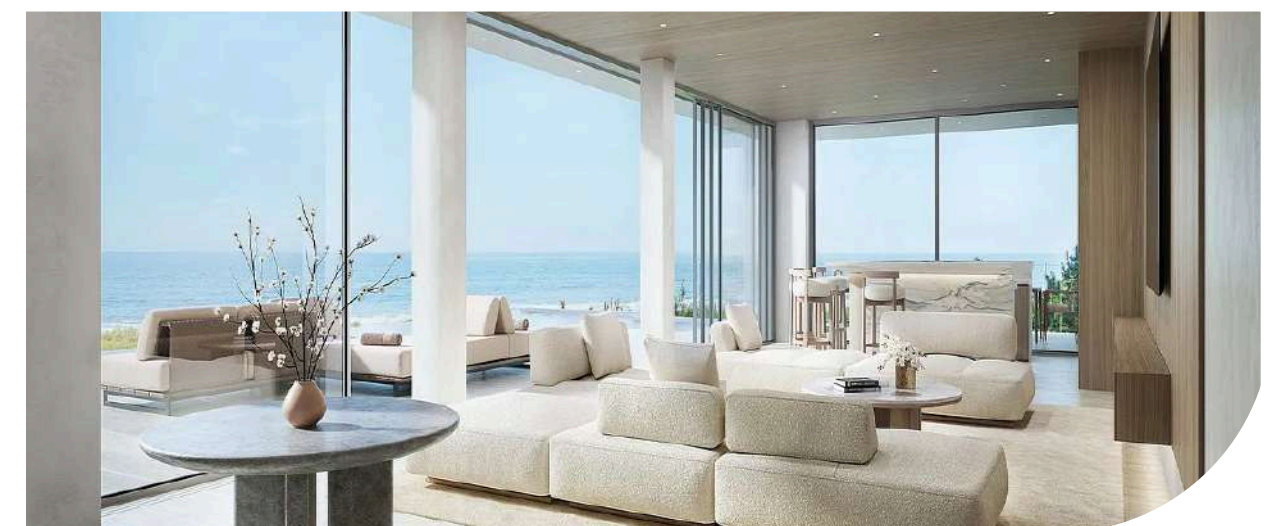
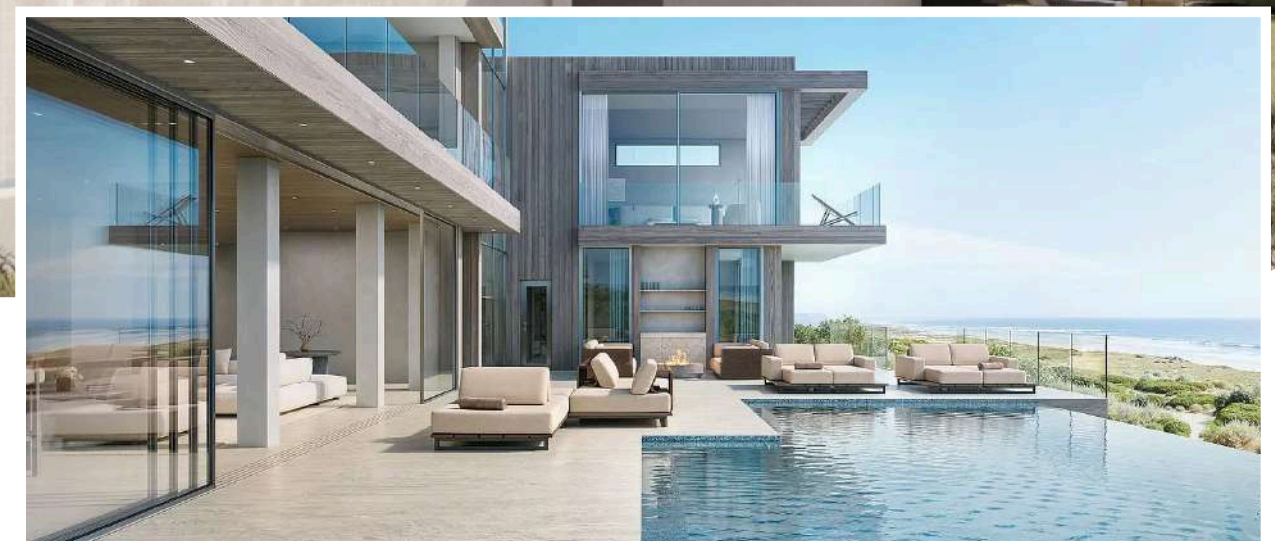


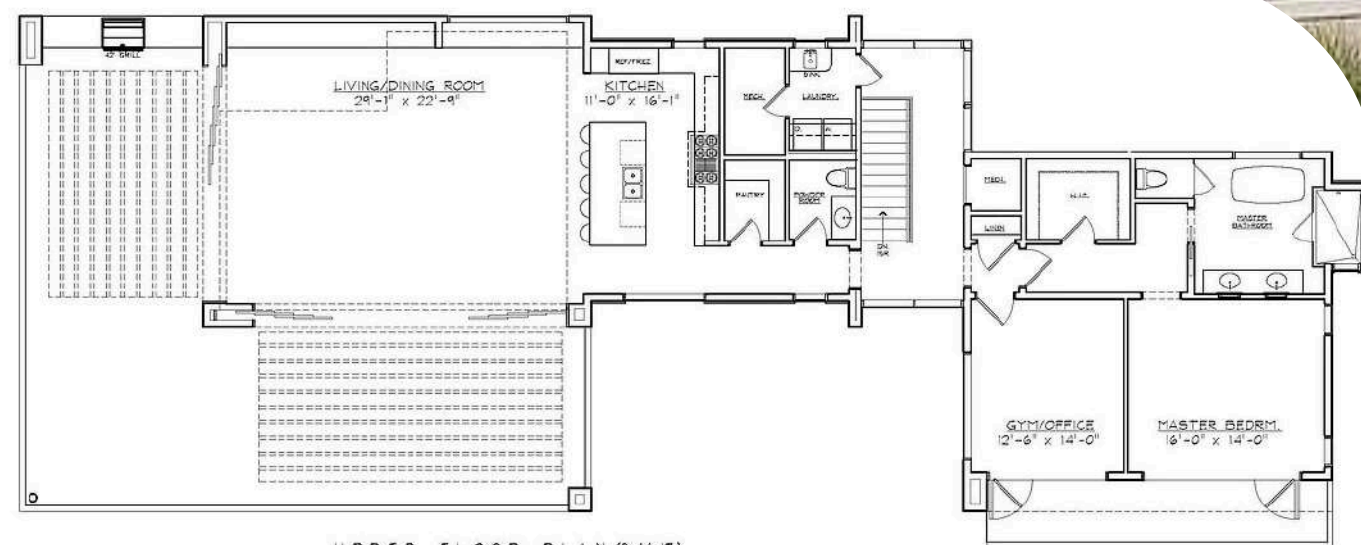
125 DUNE ROAD

Bridgehampton NY

Architect Will Minear Architect, P.C.

A landmark oceanfront residence engineered to support expansive open living spaces, extensive glazing, elevated outdoor amenities, and uninterrupted waterfront views. The structural system consists primarily of structural steel framing to create long-span living areas, cantilevered terraces, and large column-free openings throughout the home. Elevated floor systems and integrated lateral force-resisting elements were designed to withstand significant coastal wind loads while maintaining a clean contemporary aesthetic. The residence incorporates floor-to-ceiling glazing, expansive outdoor decks, and an elevated pool structure carefully coordinated to minimize visual obstructions and maximize interior flexibility. Corrosion-resistant detailing and durable foundation systems ensure long-term performance in the demanding coastal environment.





175 ATLANTIC AVE

Amagansett NY

Architect Will Minear Architect, P.C.

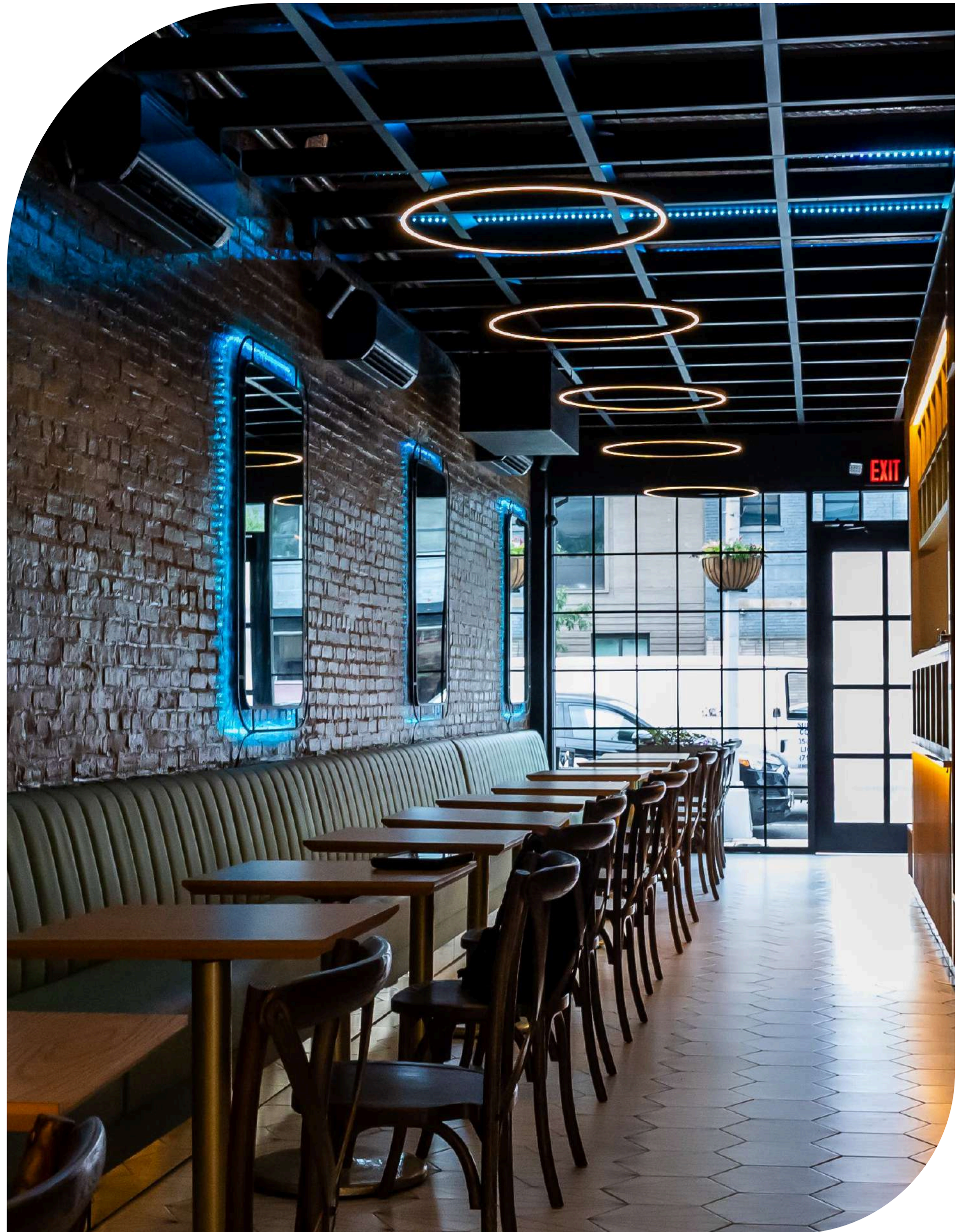
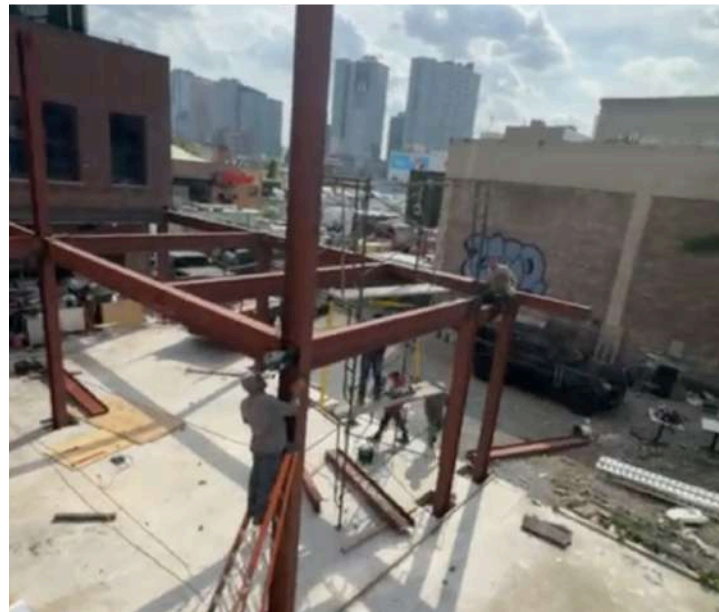
A custom luxury beachfront residence featuring a highly engineered structural steel system designed to support dramatic cantilevered floor plates, expansive outdoor living areas, and uninterrupted coastal views. The structure utilizes a combination of steel moment frames and braced frames to support significant cantilevers and rooftop terraces while maintaining open, unobstructed interior spaces. Lateral stability was achieved through rigid steel moment connections and strategically located braced frames engineered to resist coastal wind and seismic forces. Detailed analysis of cantilever deflection, load transfer, and connection performance ensured long-term durability and occupant comfort, while coordination with architectural systems enabled expansive glazing, column-free interiors, and elevated exterior terraces.



KAKES CAFE + VENUE

Brooklyn NY
Architect RIP Inc.

A hospitality and entertainment venue expansion featuring a new two-story exterior deck structure designed to increase occupancy and enhance the functionality of an urban nightlife destination. The project utilized a structural steel framing system with steel columns, beams, and composite deck framing to support large occupant loads and create open gathering spaces. The steel superstructure was integrated with the existing building to connect seamlessly with interior venue spaces while minimizing impacts on ongoing operations and adjacent properties. Due to the constrained urban site, the project required careful coordination of structural connections, load transfer systems, and construction sequencing, resulting in durable elevated outdoor entertainment spaces that support the venue's modern architectural and operational goals.





NIGHTINGALE SCHOOL

Manhattan NY

A highly complex institutional redevelopment project involving construction of a new educational facility within two existing historic brownstone structures. The project required innovative temporary and permanent structural solutions to maintain stability of adjacent buildings during selective demolition, excavation, and reconstruction within a constrained urban site. Heavy structural steel transfer framing, custom trusses, girders, and temporary bracing systems were engineered to stabilize existing masonry walls and redistribute building loads throughout phased construction. Detailed sequencing and structural analysis ensured safe load transfer during each demolition and reconstruction phase, while close coordination among structural, architectural, and construction teams addressed neighboring property protection and limited site access in dense Manhattan.



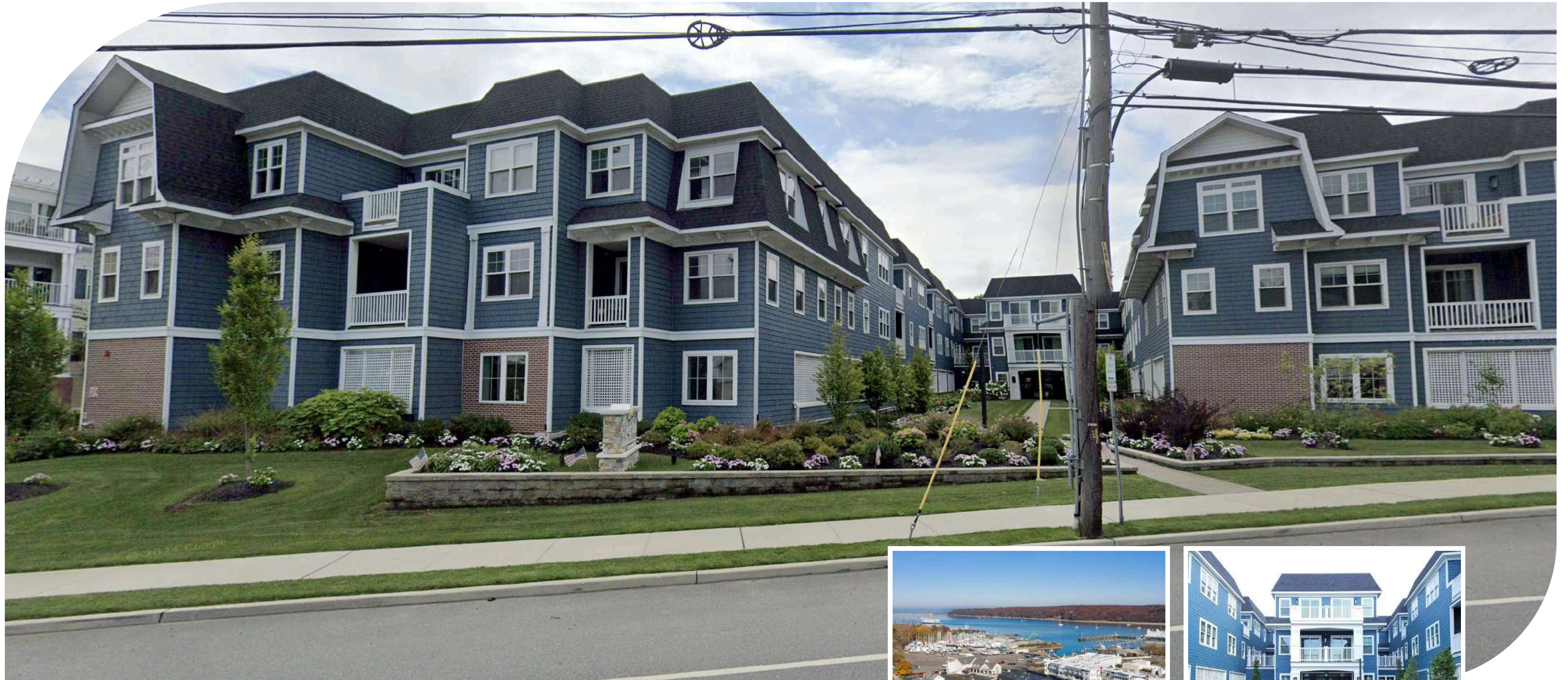


GRENVILLE BAKER BOYS + GIRLS CLUB

Locust Valley NY
Architect Core Group Architects

A significant institutional expansion project designed to enhance community programming and increase capacity for youth services through a new multi-story addition. The project utilized a structural steel framing system to create flexible, column-free spaces for recreational, educational, and community activities. Steel beams, columns, and composite floor framing supported long spans and open floor plans while maintaining adaptability for future programming needs. Expansive glazed façades and expressive roof elements required careful coordination between structural and architectural systems to maintain lateral stability and overall performance. Integration with the existing facility included analysis of load paths, foundation coordination, and phased construction sequencing to minimize disruption to ongoing operations during construction.



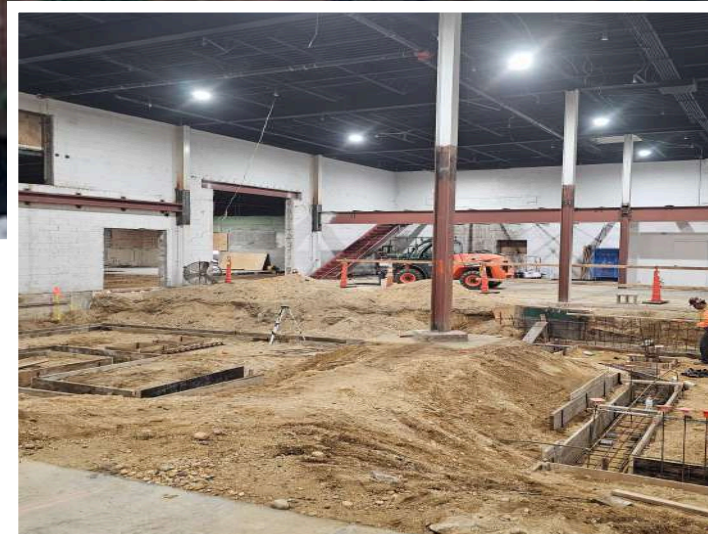
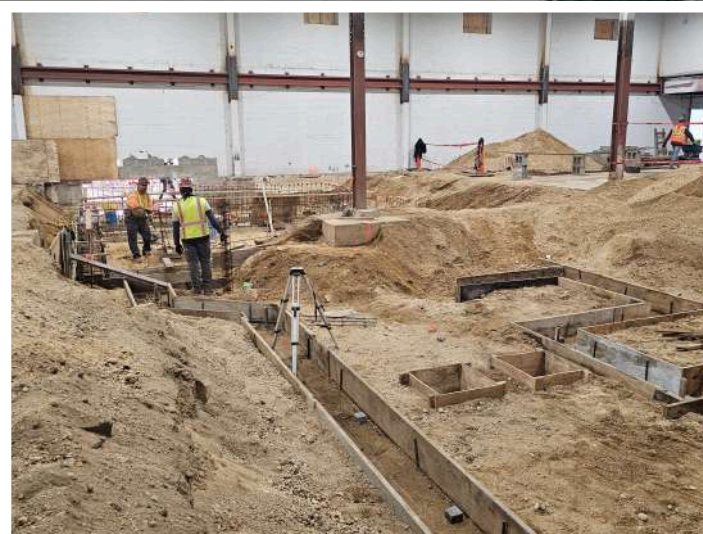


OVERBAY CONDOS

Port Jefferson NY
Architect GRCH

A multi-building waterfront residential development utilizing a hybrid structural system combining helical pile foundations, elevated podium construction, structural steel framing, and multi-story wood framing to achieve durability and efficiency in a coastal environment. The project features elevated parking levels supporting wood-framed residential construction above, with engineered wood floor systems and shear wall assemblies providing gravity and lateral load resistance. Structural steel framing was incorporated for podium and long-span elements, while flood-resilient detailing and deep foundation systems addressed high groundwater and waterfront site conditions. Extensive coordination among structural, geotechnical, and civil engineering disciplines ensured a durable and resilient waterfront residential community.





FLOWER HILL

Huntington NY
Architect Art of Form

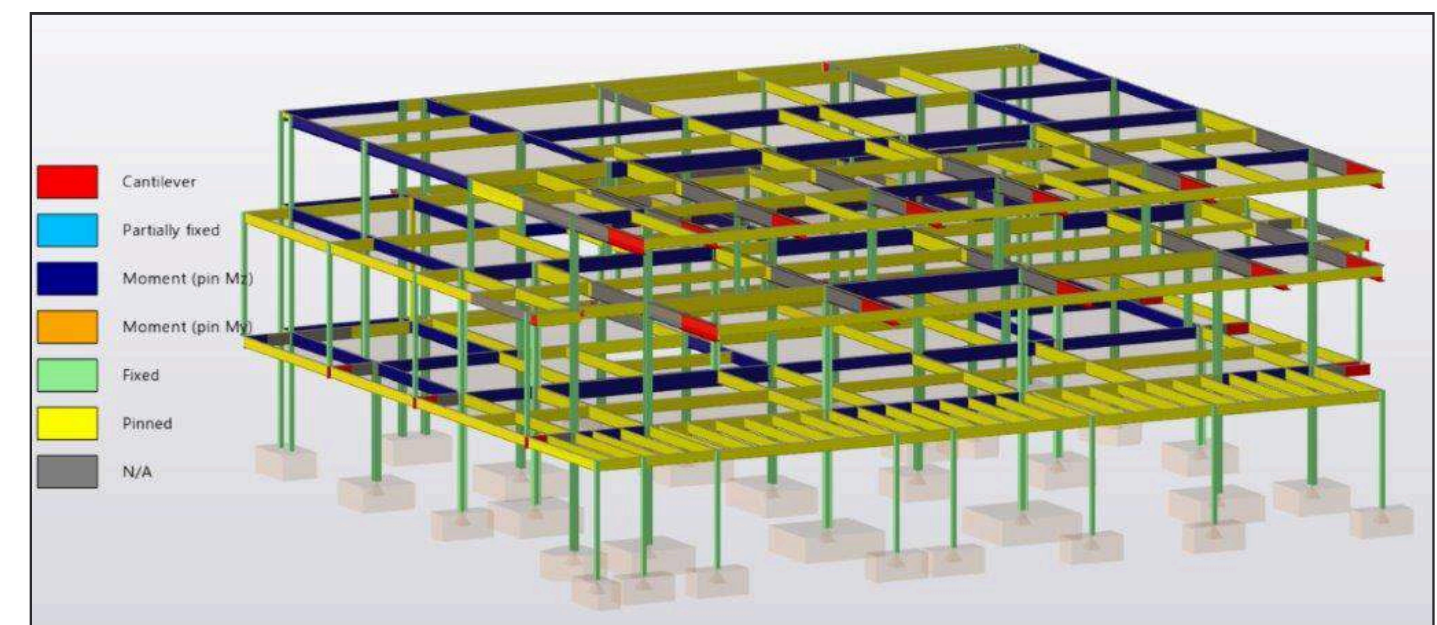
A comprehensive adaptive reuse project involving the conversion of an existing commercial building into a modern automotive repair and service facility. The renovation included removal of an existing mezzanine level to create a high-clearance workspace for vehicle lifts and repair equipment, requiring reinforcement of existing steel columns, beams, and framing systems to accommodate revised load paths. Extensive analysis and strengthening of the exterior CMU wall system led to the design of a new perimeter steel girder system providing lateral support and improved structural performance. Additional work included foundation modifications, localized reinforcements, and coordination of specialized equipment loads, resulting in a cost-effective transformation of the original structure into a modern service facility.



155 SURFSIDE RD

Bridgehampton NY
Architect Will Minear Architect, P.C.

A premier oceanfront residence engineered to support expansive open floor plans, floor-to-ceiling glazing, and extensive outdoor living spaces within a demanding coastal environment. The project combines reinforced concrete foundations and lower-level construction with a structural steel superstructure designed for long spans, cantilevered terraces, elevated amenities, and unobstructed waterfront views. Steel moment frames provide lateral stability while minimizing interior structural elements and maximizing architectural openness. Advanced structural modeling and connection design controlled deflection, optimized load paths, and ensured long-term performance under gravity, wind, and environmental loading conditions. Coastal resilience measures and corrosion-resistant detailing enhanced durability in the marine environment.



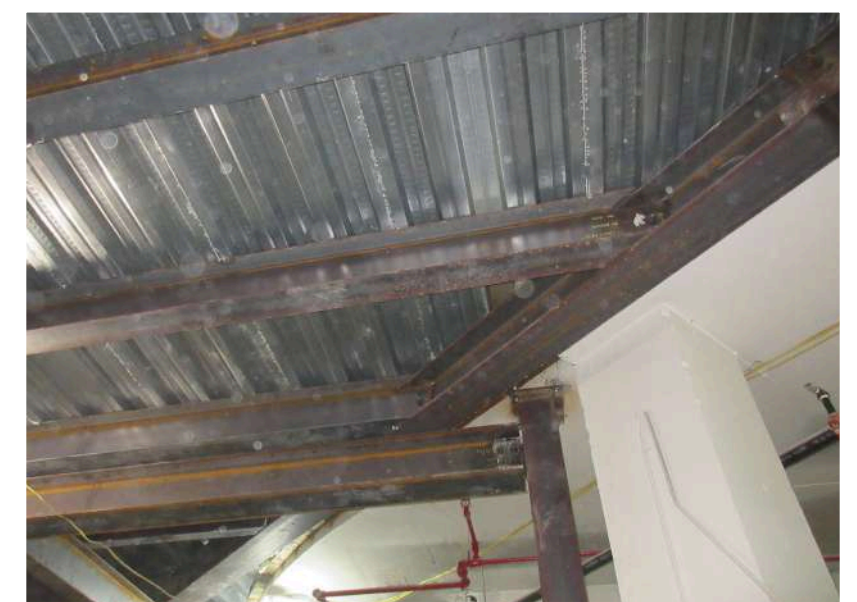
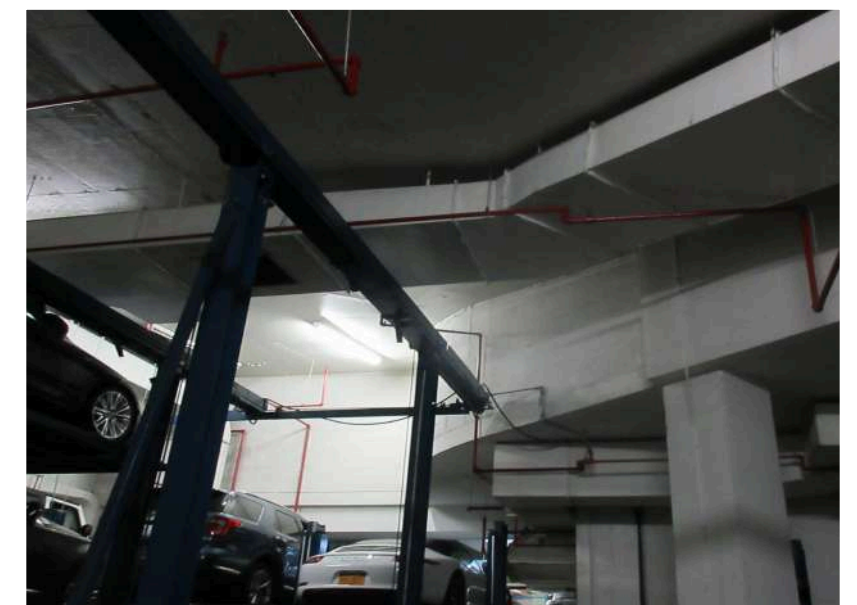
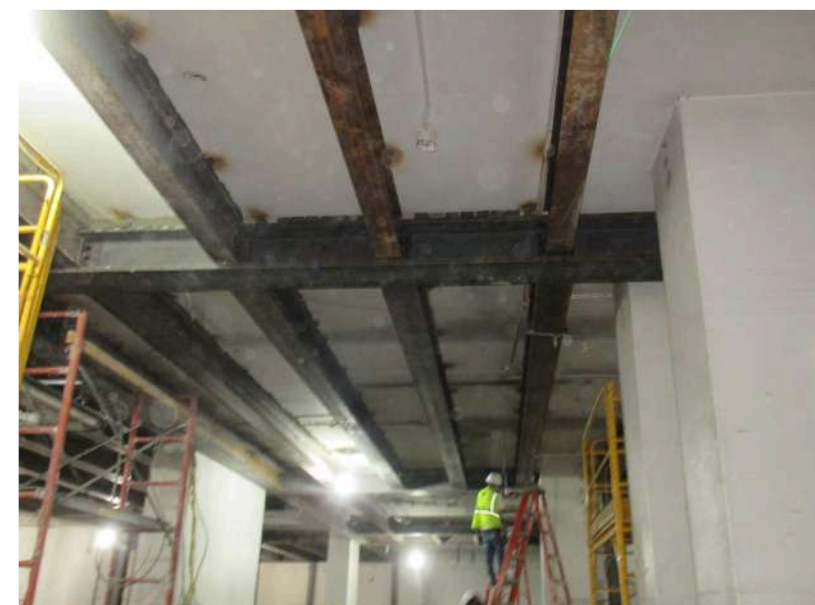


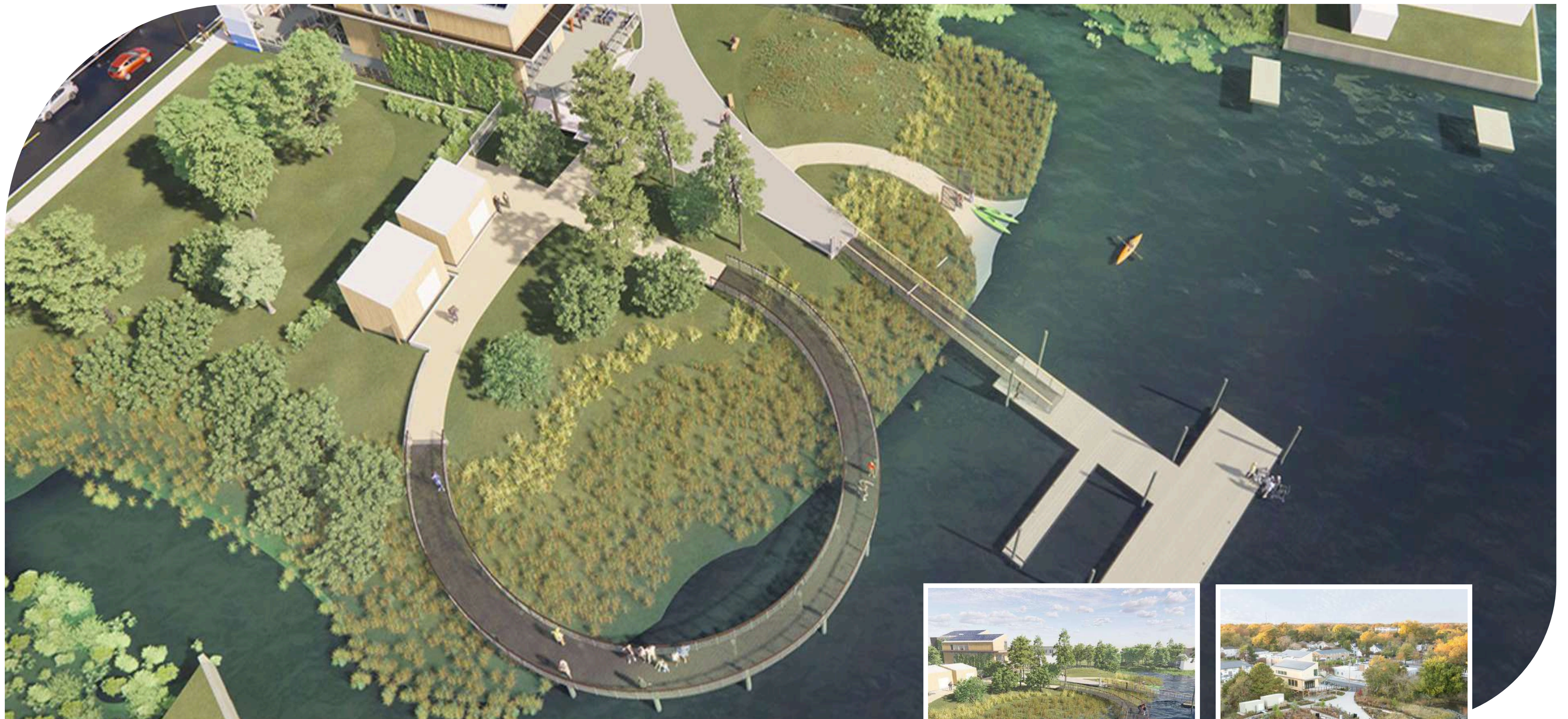
CLOUD KITCHEN

Times Square NY
Architect Sarah Carpenter RA

This adaptive reuse project transformed an existing three-story parking garage into a multi-tenant commercial food-service facility in the heart of Times Square. The structural scope included removal of the existing vehicular ramp, infilling of floor openings to create continuous floor plates, and reinforcement of the existing structure to support increased occupancy and live loads associated with restaurant and food production uses.

Structural upgrades incorporated new steel framing, composite floor systems, and localized strengthening of existing slabs and supporting members. Detailed analysis of the existing structure was performed to verify capacities and develop efficient retrofit solutions while maintaining the integrity of the original building framework. The completed renovation successfully converted an underutilized parking structure into a vibrant commercial destination through innovative and economical structural engineering design.





RYAN RESILIENCE LAB

Norfolk VA

A forever structure built to last generations at The Ryan Resilience Lab, a global model for coastal resilience, designed to teach the world's coastal residents and businesses how to respond as sea levels rise. We engineered this durable, all-composite circular observation deck at the Ryan Resilience Lab in Norfolk, VA—an innovative public hub advancing education, sustainability, and coastal resilience.

The system is constructed with 14 interlocking FRP sections, and supported by 11 FRP monopile systems, allowing visitors to be fully immersed in the natural surroundings and wetland habitat, uniquely and elegantly aligning with the Ryan Resilience Lab's mission.





8 MIDDLE POND ROAD

Southhampton NY
Architect Will Minear Architect, P.C.

This adaptive reuse project transformed an existing three-story parking garage into a multi-tenant commercial food-service facility in the heart of Times Square. The structural scope included removal of the existing vehicular ramp, infilling of floor openings to create continuous floor plates, and reinforcement of the existing structure to support increased occupancy and live loads associated with restaurant and food production uses.

Structural upgrades incorporated new steel framing, composite floor systems, and localized strengthening of existing slabs and supporting members. Detailed analysis of the existing structure was performed to verify capacities and develop efficient retrofit solutions while maintaining the integrity of the original building framework. The completed renovation successfully converted an underutilized parking structure into a vibrant commercial destination through innovative and economical structural engineering design.





THE ÉCOLE SCHOOL

Manhattan NY
Architect Richard Krestool

Renovation of an existing educational facility to create additional classroom space and a new indoor gymnasium within an occupied urban building. The project involved selective demolition of the existing cinder concrete floor system and replacement with a light-gauge steel framing system supporting composite metal deck and concrete construction. Structural upgrades were coordinated within the constraints of the existing building while maintaining ongoing operations.

The new framing system improved structural capacity, reduced dead load, and provided flexibility for modern educational and assembly spaces. The project demonstrates successful integration of structural rehabilitation, adaptive reuse, and phased construction in a dense urban environment.





PRIVATE RESIDENCE

Upstate NY
Architect Panetta Associates

This custom residence utilizes an integrated structural steel framing system with Structural Insulated Panel (SIP) construction to achieve long-span architectural spaces, enhanced lateral stability, and high-performance energy efficiency. The primary structural steel frames support expansive roof spans while minimizing interior columns and creating open living volumes. The steel superstructure also functions as the building's lateral force-resisting system, providing rigidity and long-term durability. SIP wall and roof panels deliver superior thermal performance and accelerated construction. Floor framing consists of light-gauge steel joists integrated with the reinforced concrete foundation system for dimensional stability and reduced dead load. The project demonstrates the successful integration of modern structural engineering systems with contemporary residential architecture.





ST GERARDS

Long Island NY
Architect Core Group Architects

Addition and renovation to an existing church facility utilizing a hybrid structural steel and light-gauge steel framing system. The project incorporated long-span structural steel framing to support open worship and gathering spaces while integrating with the existing structure. Exterior wall framing consisted primarily of light-gauge steel studs supported by a concrete slab-on-grade foundation system. The design provided a durable and cost-effective structural solution while accommodating the architectural requirements of the expanded parish and community spaces. The project demonstrates effective coordination between structural engineering, architectural design, and phased construction within an active occupied campus environment.





HILTON HOME 2 SUITES

Upstate NY
Architect Panetta Associates

This four-story hospitality project utilized a wood-framed structural system supported by reinforced concrete foundations to provide an economical and efficient solution for hotel construction. To accommodate the open lobby, dining, and amenity spaces at the ground level, structural steel framing was incorporated within the first-floor ceiling, creating long-span conditions while minimizing interior columns. The structural design integrated wood and steel systems to efficiently support gravity and lateral loads while meeting architectural and operational requirements. Close coordination with the design team ensured seamless integration of structural and building systems, optimized construction efficiency, and maintained flexibility in the interior layout. The completed project delivers a durable, cost-effective, and high-performing hospitality facility that balances constructability, functionality, and guest experience.

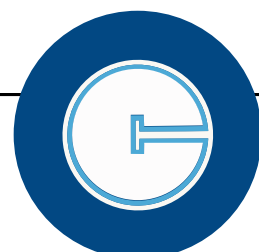


testimonials.



We have worked with AS Engineering Services on multiple projects and they've done such an outstanding job that we've had no reservations referring them to our clients. They provide cost-effective solutions and thorough drawings that minimize questions from everyone involved during construction. They always meet their deadlines, which helps keep our jobs on schedule and on budget. You can't go wrong working with ASES.

Robert Peterson AIA, Core Group Architects



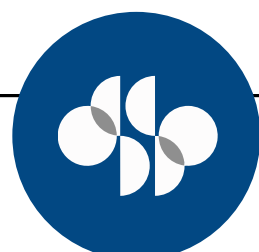
After working with Alex Spyrou, our structural engineer for many years, we have always found his best quality to be his communications. When we need answers they are there, when we need direction, it is there, and most importantly, when we need the project done fast, Alex does all he can to make that happen. As a general contractor in the city of Manhattan, you can only be as good as the information that is provided by professionals. Alex's drawings are the most detailed we have seen in the industry.

Eric Ortense CEO Streamline USA



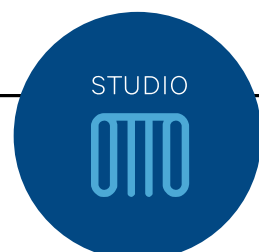
Our practice is primarily in the Manhattan, NYC which consists of mostly older code buildings erected before the 1980s and specializes in problem applications that require thinking outside of the box. AS Engineering has consistently provided top-notch service for our customers. They have earned our trust with the commitment to getting the project completed. We proudly recommend them to our customers to work directly with them.

Steven Salvesen CEO RIP Inc



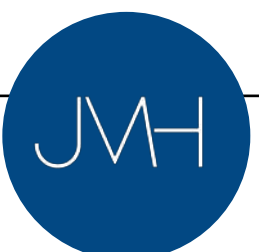
We've worked with ASES for over 10 years across a wide range of projects. Alex is incredibly easy to communicate with, highly responsive, and always provides reasonable turnaround times, which makes a huge difference in keeping projects on track. We fully trust his engineering judgment, having collaborated on everything from new construction to complex additions above and behind existing buildings, as well as excavation work and the removal of columns in occupied buildings.

Margot Otten Osso Architecture



Alex Spyrou and AS Engineering have become an essential extension of our team at StudioOTTO. His specialized knowledge of complex brownstone structures, paired with his meticulous drawings and dedicated construction support, is fundamental to our project success. We consider his expertise a core component of our practice.

Otto Ruano Studio Otto



Alex is our go-to structural engineer, able to provide innovative solutions for all of our diverse specialties, from marine design-build projects to high-end residential developments. Our company is also known for working with new and emerging products such as FRP, and Alex has been the perfect partner to build these new and innovative solutions.

David Hancock JMH Design Group LTD

contact us.

A.S. Engineering Services, P.C.

Where innovation meets practicality.



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