

Your single source for commercial construction, renovation & facility maintenance

Gemstar Contractors has delivered commercial construction, renovation, and facility maintenance since 1993, managing every trade and scope a project requires. Our clients include national health systems, Fortune 500 telecommunications operators, and national retail brands — organizations that cannot afford disruption, missed schedules, or a vendor who needs supervision.

You get one point of contact, one certificate of insurance, and one team accountable for the work. One call, and we take care of the rest.

IN BUSINESS Since 1993	LIABILITY LIMITS \$2M / \$4M	EMR 0.98	COI TURNAROUND Same day	WARRANTY 5 years
---------------------------	---------------------------------	-------------	----------------------------	---------------------

WHO WE SERVE

Commercial clients across three states

Commercial Property Managers · Facility Directors · General Contractors · Healthcare Facilities · Office Buildings · Retail Centers · Industrial · Hospitality · Educational Facilities · Multi-Site Operators

SERVICES

Every trade, one contract

Construction & Finish Trades	Interior & exterior painting, carpentry, commercial doors and windows, drywall, acoustical ceilings (ACT), flooring, tile, non-structural framing, selective demolition
Renovations & Tenant Improvements	Office renovations, bathroom remodeling, kitchen & cafeteria remodeling, tenant improvement
Specialty Flooring & Coatings	Epoxy flooring systems, polyaspartic flooring systems
Exterior Improvements	Masonry, asphalt & paving, roofing, hardscaping, landscaping, weatherproofing, parking lot striping, sweeping & cleaning, pressure washing
Building Systems	Electrical, lighting, plumbing, HVAC — performed by New Jersey licensed trade contractors under Gemstar's contract
Facility Maintenance	Quarterly & annual maintenance packages, apartment turnover programs, restoration, handyman services

WHY GEMSTAR

What you get that you don't get elsewhere

One call, no headaches
We coordinate every trade and scope, so you make one call.

33 years in business
Founded 1993, commercial work throughout.

5-year limited warranty
On workmanship, backed in writing.

Turnkey delivery
One contract, one point of contact, walkthrough to closeout.

Verified trade network
Licensing and insurance verified on every partner, every project.

Rapid response
Fast estimates and same-day certificates of insurance.

Flexible scheduling
Nights, weekends, and phased work in occupied buildings.

Safety below baseline
Experience Modification Rate of 0.98.

SELECTED EXPERIENCE

Trusted with buildings that can't close

Gemstar has completed projects for a Level I academic trauma center and teaching hospital; a national hospital and behavioral health system; a national paint manufacturer (two new-build retail locations); a Fortune 500 telecommunications provider; and a national cable and broadband operator.

References available on request.

CREDENTIALS & INSURANCE

The paperwork, in one place

Commercial General Liability	\$1,000,000 occurrence / \$2,000,000 aggregate \$2,000,000 products & completed ops	Merchants Insurance Group
Umbrella Liability	\$2,000,000 per occurrence / \$2,000,000 aggregate	Merchants Insurance Group
Combined limits available	\$2,000,000 occurrence / \$4,000,000 aggregate	
Automobile Liability	\$1,000,000 combined single limit	Merchants Preferred Ins Co
Workers' Compensation	Statutory (New Jersey)	NorGUARD Insurance Company
Employers' Liability	\$1,000,000 / \$1,000,000 / \$1,000,000	NorGUARD Insurance Company
NJ HIC Registration	13VH07853100	
Experience Modification Rate	0.98	
Certificate of insurance	Same day, per property or per contract	

Additional insured, waiver of subrogation, and primary & non-contributory endorsements available at no charge. W-9 on request. Gemstar self-performs all painting and protective coatings; electrical, plumbing, and HVAC are performed by New Jersey licensed trade contractors whose licenses and insurance we verify on every project. Gemstar serves private-sector clients and does not bid public works projects. Member, Painting Contractors Association.