

Over \$76K Raised to Benefit Smile Train



The Skyline Restoration team welcomes the participants of the 4th Annual Golf Classic to Benefit Smile Train. On July 9th, over 200 people joined their smiles and clubs at the Village Club of Sands Point and participated at our charity event which raised a record of \$76,000 that will provide free cleft surgery to poor children around the world. L-R: Jessica Ramos, Patricia Lorenzo, Sevi Vogiazzi, Josefina Cuello, Eva Hatzaki, Jennifer Prado, Cecily Lynn. *Page 3*

Waterproofing an Underground Parking Garage in Chelsea

By George Doukas, Executive Vice President, CGI Northeast Inc.

London Terrace Gardens is a large building complex in Chelsea, built in the early 1930's. It is part of the London Terrace Gardens rental complex (10 buildings in the middle of the block). The block is completed by four corner co-op buildings called London Terrace Towers, which are managed separately. The London Terrace complex contains about 1,600 apartments, comprised of 900 rentals (located in the "interior" buildings) and 700 co-ops (located in the corner buildings). The structures belong to the London Terrace Gardens building complex that are currently managed by **Rose Associates**.

A 40,000 sq. ft. parking garage, operated by **Quik Park**, is situated below the garden courtyard. It has 185 parking spots.

The structural concrete ceiling slab, supporting the garden courtyard above, has experienced chronic water leakage through cracks, the perimeter joints, and

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Photo: RAND Engineering & Architecture, PC

How NOT to install a window A/C.

Is Your Window Air Conditioner Safely Installed?

By Stephen Varone, AIA
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With record-breaking temperatures turning New York into a hot, steamy mess this summer, air conditioners throughout the city are going full blast. If you have a window A/C unit in your apartment, here are some reminders to make sure the unit is safely installed:

- The air conditioner should have enough capacity to sufficiently cool the room and have a dedicated outlet with the proper amount of electrical current.
- The window and window frame in which the unit is mounted should be secure and in good condition.
- The air conditioner should be braced from underneath with metal brackets, mounting rails, or similar supports, or firmly fastened from inside with supporting angles. The metal brackets and angles should be attached to the exterior of the building and be strong enough to support the size and weight of the unit.
- Do not support the A/C unit with loose objects, such as bricks, wooden blocks, plywood, etc. We've even seen phone books and videocassette tapes wedged between the air conditioner and the window sill (although the digital era has

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ENGINEER'S CORNER

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Waterproofing an Underground Parking Garage Without Disturbing the Garden Courtyard Above

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pipe/conduit penetrations. This water leakage is mainly attributed to the compromised/deteriorated roofing membrane and the numerous courtyard planters, which lack appropriate waterproofing. In addition, the pipe/conduits electrically feeding the courtyard fixtures, run through the structural slab into the garage below, leading to immediate and visible water penetration during rainfall.

London Terrace Management has grappled with this water infiltration dilemma for a number of years. Residents complained about water stain damage to their vehicles, and the parking garage management companies (currently Quik Park) exerted pressure to remedy this problem. Temporary measures were taken, like installing corrugated waffle boards above parking spots to protect vehicles and divert water.

The main issue, of course, is money and convenience. A major reconstruction project (at an estimated cost of \$3M) would have to be undertaken in phases to permanently resolve the problem. This would entail a lengthy and noisy process that would disturb the residents (who just saw a three-year exterior façade restoration completed). Enter “**CGI**” (**Concrete Gel Injection**) waterproofing to remedy this water intrusion problem at a low cost.

CGI performs “Concrete Gel Injection” by drilling and injecting through the negative (interior side), a two-component hydrophilic resin system that chemically reacts to form a flexible water sealing gel. The gel is non-toxic, odor free, and environmentally friendly. The gel will remain within the concrete structural slab for the life of the structure. By implementing its technology from the interior side, costly and disruptive exterior excavations are eliminated. Because the **Aqua Loc Resin LV** and the additives are close to the viscosity of water, these fluids can migrate into the tiniest of cracks, fissures and water pockets within the depth of the concrete. In addition, the fluids will also travel full depth to the membrane above to form a gel, where the membrane has been compromised.

Following the completion of a mock-up area injection waterproofing at two parking spots in the garage, both London Terrace Management and **Howard Zimmerman Architects** were very impressed with the results. CGI is currently on site, creating a gel membrane at the perimeter joints and the pipe penetrations, throughout the entire



The CGI waterproofing system (below) is applied at the concrete walls of the underground parking garage of London Terrace, a 1930's residential building in Chelsea.



garage. These locations are believed to be the major contributors to the water leakage. The rainwater enters at these openings, and then migrates through the compromised membrane and the cracks below. If these locations are sealed up, then most of the cracks should not exhibit water leakage. Should some cracks continue to leak, then injection waterproofing at the particular locations will be performed. CGI is presently coordinating with the parking garage management to perform the injection waterproofing, with minimal inconvenience to the car owners and parking attendants.

The underground section of the breaching before the vertical shaftway, has been leaking for years and the majority of the bricks lining the breaching have fallen. A cleaning and reconstruction project of the chimney breach, supervised by **Darius Toraby Architects, PC**, has begun. Once the bricks in the horizontal, below grade portion of the breaching are removed, CGI will perform injection waterproofing in the concrete walls to eliminate the water infiltration through the cracks. Then the bricks will be re-installed by another contractor. Excavating on the exterior side, below the street and sidewalk, to get to the exterior side to apply a conventional waterproofing membrane, would be a costly and disruptive undertaking. Once again, CGI has been selected to implement its cost effective and convenient injection waterproofing system.

Over \$76K Raised to Benefit Smile Train At Skyline Restoration's 4th Annual Golf Classic

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COMPETITIONS

Winning foursome: Suraya Bernard, Andrew Foss, Rygo Foss. **Longest putt at the turn:** Tina Tapinekis. **Longest drive#1:**D. D'Argenio III. **Longest drive#2:** Rygo Foss. **Closest to the pin#1:** Joe Scala. **Closest to the pin#2:** Andrew Foss.

PHOTOS: 1. Korean War Veterans of American Legion Post 94 present the Colours. 2. The winning foursome: Rygo Foss of Skyline Restoration, Suraya Bernard and Andrew Foss of HCC Surety Group. 3. Tina Tapinekis of tmt Restoration, winner of the Longest Putt at the Turn competition. 4. Our Platinum Sponsors: Tim Feury of Extech Building Materials, Brian Kelly of Kemper System of America, Inc., and Will Lafey of Spring Scaffolding LLC. 5. Dr. Joel Singer, John Kalafatis President and CEO of Skyline Restoration, and Robert Toth COO of Smile Train. 6. Robert Toth and Nicole Federico of Smile Train, New York Islanders Matt Moulson, GM Garth Snow, Hall of Famer Mike Bossy and Josh Bailey, Brian Dearth and Teerawat Touranont of Smile Train.



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"Sands Point, NY — There may have been a few slices, but thanks to the 4th Annual Skyline Restoration Golf Classic, children with unrepaired clefts have a lot of reasons to celebrate. During a beautiful day out on the tees at the Village Club of Sands Point, Skyline Restoration was able to raise \$76,750 for Smile Train!"

Over the last four years, Skyline's annual event has provided more than \$200,000 to Smile Train to provide free cleft surgery to desperate children throughout the world.

Staff from Skyline Restoration, players, volunteers, members of Smile Train staff played alongside special guests New York Islanders Matt Moulson, Josh Bailey, GM Garth Snow, and Hall of Famer Mike Bossy.

After the 18 hole scramble, guests retired to the Club House for cocktails and a raffle for some great donated prizes before a speech by Mike Bossy. Donations continued to pour in after dinner and they will soon make their way to Smile Train partners worldwide to give kids with cleft not just new smiles, but second chances at life".

From Newsroom at SmileTrain.org



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PHOTOS: GEORGE CONSTANTINO

More photos at: skylines.skylinerestoration.com

Dayton Towers



102-00, 103-00, 105-00 Shore Front Parkway, Rockaway Beach, NY

Owner:

DAYTON TOWERS CORPORATION
Joseph Hallstein, President

Property Management:

ARCO-WENTWORTH MANAGEMENT
Richard Nardo, R.A.M.

Architect:

HOWARD ZIMMERMAN ARCHITECTS
Howard L. Zimmerman, AIA

Restoration Contractor:

SKYLINE RESTORATION INC.
Jasen Geraghty, Adam Seminara,
Pete Rose, Sal Pisapia

Contract:

\$22 M



EXTERIOR FAÇADE RESTORATION - ROOF REPLACEMENT - EXTERIOR TERRACE RESTORATION



7400, 7600, 7800, 8000 Shore Front Parkway, Rockaway Beach, NY



Dayton Towers



102-00, 103-00, 105-00, 7400, 7600, 7800, 8000 Shore Front Parkway, Rockaway Beach, Queens, NY



Sample of shelf angle replacement at 7400 Shore Front Parkway

The project at Dayton Towers encompasses concrete, masonry, metal, balcony and roofing work. A fully insured, licensed asbestos abatement company was hired to perform abatement under balcony carpets, at the bulkhead roof and along shelf angles. The remainder of the 2.5 year project will include roof removal and replacement, utilizing a Siplast roof system; balcony patching and traffic coating using BASF products, relieving angle and lintel replacement, brick and expansion joint replacement, and removal and replacement of all balcony railings and dividers.

CONCRETE:

Remove coating from inner-side, edge, underside and top of curb of all balconies. Remove and replace all defective concrete, including around all balcony railing posts. Install traffic surfacing on top surface, inner-side and top of curb of balconies with two coats of breathable coating to the edges and undersides.

ASBESTOS ABATEMENT:

Performed by a licensed and fully insured abatement company, abate the mastic on all balcony decks, under balcony carpets, bulkhead roof and mastic along shelf angles and lintels. Provide air monitoring and all required air samples.

MASONRY:

Remove, replace or repair relieving angles and lintels. Perform face brick and expansion joint replacement to match existing. Chimney corner replacement. Replace glass block windows and provide and install new precast concrete chimney caps with flashing at bulkhead and chimneys.

METALS AND FLASHING:

Restore all rooftop stairs and access ladders. Replace through-wall cap flashing and all broken louvers at mechanical room windows.

ROOF:

Remove and legally dispose of existing main, bulkhead and mechanical roof assemblies down to structural deck. then prepare and prime deck and install a torch down preliminary vapor barrier. A Siplast NVS lightweight concrete insulation system to be applied next, then followed by a Siplast Paradiene 20/30 roofing system complete with parapet liquid flashings at all penetrations. All of this to be done in accordance with the manufacturers recommendations and under the supervision of their field supervisors.

BALCONIES:

Remove metal coping and Astroturf (with adhesives/membranes) at all balconies. Remove all dividers at double balconies and replace with new dividers. Remove all balcony railings and replace with new railings.



Sample waterproofing at 8000 Shore Front Parkway



Sample brickwork at 8000 Shore Front Parkway

EXTERIOR FAÇADE RESTORATION - ROOF REPLACEMENT - EXTERIOR TERRACE RESTORATION



7400, 7600, 7800, 8000 Shore Front Parkway, Rockaway Beach, NY



Increasing Insurance Costs for New York Construction

By Rygo Foss, Legal, Skyline Restoration Inc.

Insurance, an essential and often troublesome aspect of New York construction is taking another difficult turn raising costs for all in the process. Insurance professionals call this a “hardening” market, we know this as, prices are going up – this time, way up.

Citing a combination of 1) excessive losses (claims that in 2011, for every \$1 in premium, claims and expenses totaled \$1.08), 2) lagging investment portfolios and 3) changing conditions in the re-insurance markets (the insurance companies that insure the insurance companies), rates at the primary/base levels are increasing a minimum of 25 percent to 100 percent.

Further, umbrella prices, typically around 40 percent of the primary level, are now costing 75 percent to 120 percent of the now higher primary cost. This all adds up to a higher cost of doing business and in the end, higher prices for everyone. Always searching for optimism, there are some positives that could result as these costs increase.

First, insurance will be a hot topic of discussion for building owners and their respective agents at all stages of construction projects. Insurance will likely headline pre-bid, interview and awarding discussions. Sophisticated issues and proofs of quality policies will be demanded. These are positive developments.

Second, almost all (and certainly the successful) firms will expend tremendous resources in both time and capital formulating top risk management processes to ensure that any and all exposure will be kept at an absolute minimum. This also is positive. Finally, with increased barriers of entry, weak firms will not be able to compete with new strict requirements thus increasing the likelihood of quality work.

However, these increases come with a price - and why is there really an increase?

Accepting that our struggling financial markets and overall economy have increased strain on all industries, the primary reasoning for extraordinary increases, in my opinion, is the continued misuse and abuse of the New York labor law.

New York is famous for the state’s Labor Law(s) §§ 240 and 241 (240(1) also being referred to as the “scaffold law”). Please note these should not be mistaken for employment labor laws but construction site accident labor laws.

New York is the only state with these types of laws. Originally created with good intentions, these laws impose broad and often “head-scratching” liability for construction site accidents (generally those employed by contractors or subcontractors) on those sometimes not even remotely involved with an incident or accident. Labor Law claims start around \$1 million and settle in excess of \$2 million routinely, imposing absolute liability on building owners, general contractors and developers. Without getting overly detailed about the Labor Law (there are millions of articles and volumes on Labor Law if you are interested), these Laws result in the piercing of the underlying primary policy with regularity. Umbrella carriers have recognized how many accounts it takes to pay a \$20 million claim and have increased rates to account.

Until these laws change the liability standards from absolute, New York construction will always have increased insurance prices and all construction will be more expensive.

Is Your Window Air Conditioner Safely Installed?

Continued from page one

made those items rare).

- If the position of the air conditioner needs to be adjusted with shims, they should be independently secured to prevent shifting caused by vibration, wind, or ice.
- Do not put items such as flower pots, satellite dishes, bird feeders, etc. on top of the A/C unit.
- The air conditioner should remain in place when the window is opened, or secured so that the window cannot be opened accidentally. It’s OK to tilt the unit for drainage if it’s not at a steep angle.
- An air conditioner should not be installed in a window that opens on to a fire escape.

An improperly secured window-mounted air conditioner is considered an unsafe item in a Local Law 11/98 façade inspection. To ensure compliance, Rand recommends that management establish building-wide installation guidelines for all residents to follow.

One suggested rule is that window air conditioners be installed only by someone deemed “qualified,” such as the building superintendent, a maintenance person, an exterior contractor, or a technician from the store where the unit was bought. (Currently there are no licensing requirements for installers.)

To maintain a uniform standard of safety, residents should be discouraged—if not prohibited—from installing window air conditioners on their own, especially on street-facing façades.

For more information on window air conditioner safety tips, see the New York City Department of Buildings guidelines at bit.ly/dobwindowac and Rand’s *Ask the Engineer* column at bit.ly/randwindowac.

Stay cool—and safe!

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