

SKYlines

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**Skyline Restoration Ranked
 Among ENR-New York's Top
 Tri-State Contractors for 2014**

Skyline Restoration is pleased to announce that it has been ranked among ENR New York's Top Tri-State Contractors for 2014.

In addition to the overall ranking, the survey divides companies into specific market sectors and ranks them within these categories. Skyline made the Top 20 for both the Commercial list and for Residential Buildings. For more information on the ENR-New York listing, see http://newyork.construction.com/new_york_top_lists_constuction_firms/2014/Top-Contractors/001-100.asp or the July 14, 2014 print edition.

An Unprecedented Event Exterior Restoration, Public Safety and Sustainability Conference

NEW YORK. - A first of its kind, industry-wide mega-event, the Exterior Restoration, Local Law 11, Public Safety and Sustainability Conference – 2014, will take place on **Tuesday, October 28**, at the **NYU Kimmel/Global Center** in New York City. The conference, chaired and organized by **Alan Epstein, P.E., MSCE, ESQ., LEED AP**, president of **Epstein Engineering, P.C.**, will feature a full day of panel sessions with leading experts on a wide range of trending topics impacting all aspects of the industry.

"This conference is unprecedented in its scope and purpose. It is also essential to the industry and to New York City," says Epstein. "It will bring together varied com-

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The Skyline Charitable Foundation Inc.

The Skyline Charitable Foundation, Inc ("Skyline Foundation") has attained tax exempt status as an IRS approved 501(c)(3)! This was founded by Skyline Restoration as a vehicle to expand its philanthropic ideals by creating and organizing events to benefit charities in the five boroughs of NYC and beyond.

The Skyline Foundation team is looking forward to working with its business and future charitable partners to support worthwhile and community building endeavors.

We look forward to seeing you at a Skyline Foundation event soon!



Over \$80K Raised for Smile Train at Skyline's 6th Annual Golf Outing

On July 7th, over 200 people joined Skyline Restoration's 6th Annual Golf Classic to Benefit Smile Train at the Village Club of Sands Point, which raised a record of \$84,000 that will provide free cleft surgery to poor children around the world. In this photo, the winning threesome: George York, Phil Galasso, and Rygo Foss. To view more photos of this event, please visit skylinerestoration.com/smiletrainphotos

Picking the Right Site Safety Manager

By Michael R. Gianatasio, P.E

NYC Developers and Contractors are sharing the same burden on major projects throughout New York City. Given the recent boom in major building construction developers and contractors alike have found themselves in desperate need of licensed NYC DOB Construction Site Safety Managers, which at the moment are in very limited supply. For most, the question then becomes, who is qualified to manage the risk of overseeing my project and who is out there just to throw their license on a PW-2 form, fill out a log and run to the next site?

The mission of a good risk management company is to possess a strong team, be able to provide prompt, excellent client services in safety engineering and safety management, assist clients in complying with legal regulations, plan logistical operations, assure qualified personnel are on their sites and protect the overall interests of not only the public but also the private stake holders by always optimizing efficiencies and mitigating risks.

The benefits of retaining a professional firm with experience lead to lower overall insurance costs, reduced litigation risks, fewer stop work orders from regulators, increased worker satisfaction and heightened public goodwill.

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ENGINEER'S CORNER

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An Unprecedented Event Organized by Epstein Engineering, P.C.

Exterior Restoration, Public Safety and Sustainability Conference

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ponent parts and parties from all sectors to exchange and share their knowledge and experience from divergent perspectives yet focused on a common goal: improved public safety.”

New York City has over 13,000 high-rise buildings, many with balconies and terraces. Studies show that as the buildings age, the risk of accidents, both injuries to people and property damage, increases.

“You can’t attack the problem with one element – the DOB can’t do it all. You need engineers, contractors, architects, material suppliers, a full range of industry professionals,” says Epstein.

Furthermore, seminars generally target one area from a certain viewpoint. This event will be comprehensive. Engineers will better understand the intricacies of scaffolding, while contractors will gain insights on the specific conditions engineers look for when evaluating repair and renovation needs.

“Conference—2014 will be a milestone, a major first step towards what we hope will be improved ongoing communication between all,” says Epstein.

The significant number of high caliber, industry-focused speakers has never before been assembled at one site. Among the pre-

senters will be top-level leaders from the DOB and from the Landmarks Preservation Commission with specialized expertise on high-rise buildings, restoration, preservation, scaffolding and rigging. Heads of engineering firms will discuss safety conditions and inspection practices. Contractors entrusted with repairing the properties will offer case histories and lessons learned. Attorneys will review the legal issues involved in repairing and preserving buildings. Sustainability and energy savings, a critical component in restoration and preservation today, will be explored in depth.

An updated examination of Local Law 11 will comprise a major part of the conference. With the 7th Cycle Local Law 11 filing period nearing completion and the 8th Cycle scheduled to begin in a few months, the law has been changed in a number of ways.

Conference—2014 will also provide an excellent venue for owners, managers and others to interact with and develop new business opportunities and relationships with key individuals within the industry. It will offer contractor principals, marketing personnel, project managers, estimators, and field supervisors a way to meet with owners, property managers, engineers, architects, material manufacturers, public agency officials, attor-

neys, expeditors and others active in the field.

The NYU Kimmel Global Center was chosen for Conference—2014 since it is widely recognized as a highly professional facility with a tradition of accommodating some of the most pivotal events in New York City.

Alan S. Epstein has a bachelor’s degree in engineering from Stony Brook University, a master’s degree in civil engineering from NYU/Polytechnic University, and a law degree cum laude from St. John’s University School of Law. He has served as a member of the City’s Building Industry Advisory Council and as a special consultant to the New York City Department of Buildings on matters related to the drafting of New York’s façade inspection law, Local Law 11/98. In addition to being a Licensed Professional Engineer, a LEED AP and an attorney, Epstein frequently lectures on subjects related to Local Law 11. He is one of a very select group of professionals who has actively practiced in the field of façade restoration and Local Law 10/11 compliance since New York’s first façade inspection law was enacted over 30 years ago. He has more than 30 years of experience designing and managing multi-million dollar construction projects from inception through completion and has participated in the resolution of numerous construction claims and disputes.

CONFERENCE—2014

WHO?

Among the groups to be represented as speakers and attendees will be: building owners and managers; site safety consultants; engineers; architects; preservationists; government agency officials; exterior restoration contractors; sidewalk bridge and scaffold companies; material manufacturers and suppliers; insurance specialists; attorneys; sustainability consultants; educators; students; vendors; expeditors and other professionals.

WHAT?

A partial list of planned panels at Exterior Restoration, Local Law 11, Public Safety and Sustainability Conference – 2014 includes:

- Site Safety
- The Economics of Local Law 11
- Brownstone and Limestone and

- Terracotta Repairwork
- Concrete Restoration
- Construction Claims and Dispute Resolution (Arbitration, Mediation, Litigation)
- Historic Preservation
- Scaffold Law (Labor Law 240); LL11 – Past, Present, Future
- Emergency Situations
- Energy and the Façade
- Expediting and Permits
- Façade Repairwork and Adjacent Properties
- Green Roofs
- Owner, Management and Board Member Roles on Exterior Repairwork
- Insurance Issues
- Landmark Properties
- Legal Issues

- Exterior Wall Systems
- Financing Projects
- Railing Assessments
- Violation Dismissals
- The Role of the NYC DOB
- Rigging and Scaffold Systems
- Roof and Terrace Reconstruction
- Shoring Design and Installation
- Sidewalk Bridging
- Special Inspections
- Sustainable Façade Repairwork

WHEN?

Tuesday, October 28, 8 am to 3 pm

WHERE?

NYU/Kimmel Global Center, 60 Washington Square South, NY, NY 10010
To register: Epstein Engineering, P.C., 212.697.5353 or LL1198@aol.com

50 Sutton Place South



Property Manager: **AKAM Associates Inc.**

Architect/Engineer: **FSI Architecture PC**

Contractor: **Skyline Restoration Inc.**



façades, and underlying steel, reinforced balconies and railings, as well as terrace restoration. After the investigation revealed deterioration at the concrete balconies, a cost effective plan was put forth for restoration. Recommendations included the restoration of low parapets at terraces as well.

FSI managed the project with a proposed plan of action to repair and restore the deteriorated portions of the building, including masonry, balconies, railings and terraces, while the building remained fully occupied.

Specifications for repairing reinforcing steel at balconies included the use of **Sika Ferrogard 903** and Sika concrete patch material. Several mock ups were performed to determine the best course of action for finishing the balconies in a cost effective and aesthetically appealing manner. FSI determined two possible approaches. The first included the installation of a cold fluid applied reinforced system by Sika. The second included the installation of metal fascia caps at the perimeter of the concrete curbs to match the existing.

The project was phased to be completed over a period of two or more years but was completed ahead of schedule. The project was completed in April of 2014. FSI and Skyline Restoration along with **AKAM** property management and the Board of Managers successfully collaborated to bring the project to completion ahead of schedule and below budget despite numerous obstacles and unforeseen conditions often found in large restoration projects.

Developed by the **Fisher Brothers** and built in 1956, 50 Sutton Place South is located alongside the East River, amongst the most affluent streets of the Upper East Side. The building is an exclusive post-war, twenty one story residential cooperative with 196 individual apartment units.

Recently, the building underwent total exterior envelope restoration which included brick and mortar restoration, relief angle repairs and balcony restoration with installa-

tion of new balcony railing systems in accordance with Plans and Specifications prepared by **FSI Architecture PC (FSI)** who provided architectural and engineering services with **Skyline Restoration Inc.** as the exterior restoration contractor for the project.

The project was planned after an extensive Local Law 11 Investigation revealed the need for restoration. The scope was developed and work was initiated in 2011 and included restoration of the brick masonry

NYCSRA Hosted Its First Rooftop Event



On August 14, the New York City Special Riggers Association hosted a cocktail reception for their members, sponsors and friends, at 235 Fifth in NYC. In this photo, (L-R), Joe McCallion, Upgrade Contracting Co. Inc.; Matthew Jaworski, Brend Renovation Corp.; John Pantanelli, Swing Staging; Howard Zimmerman, Howard L. Zimmerman Architects PC; Jim Quent, Mercury. NYCSRA's next Technical Meeting will be held on October 9th at Club 101.

Picking the Right Site Safety Manager

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With the proper support staff, insurance and depth, a good firm can be the difference between exposure to serious safety violations / stop work orders and limited 'near-misses' in a daily log.

Choose wisely.

Michael R. Gianatasio is a Director at ISG Risk Management, a full service site safety and occupational management risk firm that provides construction site safety management and safety engineering, and is a Board Member of the NYC Riggers Association. For more information visit ISGRiskManagement.com

A Special Tour Of the New York Harbor

On August 7th, the **New York Landmarks Conservancy** offered its members a special tour of the New York Harbor on the (retired) **fireboat John J. Harvey**. On the National Register, it was built in 1931 and named for the FDNY pilot who was killed aboard fireboat Thomas Willett while fighting a fire aboard the North German Lloyd Line's SS Muenchen.

At 130 feet and 268 gross tons, she is among the most powerful fireboats ever in service, capable of pumping up to 18,000 gallons of water a minute. Harvey assisted during such notable fires as the Cunard Line pier fire in 1932, the burning of the Normandie in 1942, and the ammunition ship El Estero during World War II. She served the FDNY until her retirement in 1994. On September 11, 2001, John J. Harvey was reactivated as FDNY Marine 2. Alongside FDNY fireboats Firefighter (a National Historic Landmark) and John D. McKean, she pumped water for 80 hours, until water mains were restored. Her engine room is one of the most intact and complex in the nation.

John J. Harvey is an ongoing restoration project undertaken by **Save Our Ships New York**, a chartered not-for profit. That restoration has been assisted by grants from the New York Landmarks Conservancy, the **New York State Environmental Protection Bond Act**, a federal **Save America's Treasures Grant**, and grants from the **Hudson River Foundation**, as well as some 400 private supporters.

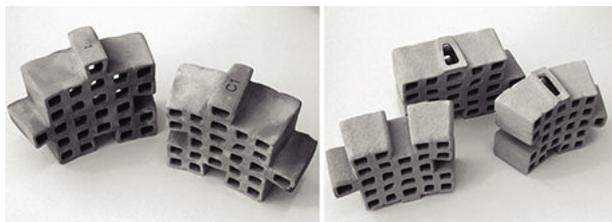
Sights on the tour included: Battery Park/World Trade Center, Ellis Island/Statue of Liberty, Red Hook, Governors Island, Brooklyn Bridge, Williamsburg Bridge.

3-D Printing Helps Designers Build a Better Brick

By Daniel Aloï in Cornell Chronicle (excerpt)

Using 3-D printing and advanced geometry, a team at Cornell has developed a new kind of building material – interlocking ceramic bricks that are lightweight, need no mortar and make efficient use of materials.

Developed by the Sabin Design Lab in collaboration with Cornell and Jenny Sabin Studio, the PolyBrick project team included assistant professor of architecture Jenny Sabin with senior research associate Martin Miller, a visiting critic at Cornell; visiting lecturer Andrew Lucia; and Nicholas Cassab, B.Arch. '14.



PolyBricks are created on a 3-D printer as greenware, at left, and then fired. The ceramic bricks after one firing are shown at right.

“PolyBrick is the first mortarless, 3-D printed wall assembly,” Sabin said. “It will allow for the production of ceramic wall assemblies that are robust and high strength due to the novel implementation of highly complex and organic generative design strategies that are also simply and economically produced. ... 3-D printing allows us to build and design like nature does, where every part is different, but there is a coherence to the overall form at a global scale.”

PolyBricks feature tapered dovetail joints like those used in woodworking, and the tapered sides of the bricks can be oriented in wall assemblies to maximize structural strength.

Entire buildings can be constructed using a single material, and there is almost no waste in the 3-D printed production of the bricks.

With their porous structural lattice, the ceramic bricks are a cost-effective building material, since they are much lighter and use less raw material than conventional solid bricks, and would be useful in large-scale constructions.