

SKYlines

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Photo: Carl Glassman/Tribeca Trib



Skyline Receives 2014 North American Copper Award

For the historic restoration of the copper and slate roof at 6 Harrison Street in Tribeca and the installation of a 21-foot copper spire.

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Photo: George Constantinou

Skyline Restoration Receives NYSA's Distinguished Achievement Award for Building Restoration

On Wednesday, November 19th, **Skyline Restoration, Inc.** received a Distinguished Achievement Award from the **New York Society of Architects (NYSA)** for "providing superior craftsmanship and professional service to the New York building restoration trades" at NYSA's 108th annual Awards Dinner at the Manhattan Penthouse. The award, presented by NYSA President **Andrew Antoniadis, RA**, was accepted by Skyline CEO **John Kalafatis** on behalf of Skyline.

Kalafatis spoke of Skyline's "reputation for excellence" and credited the Skyline team for 25 years of "relentlessly high standards for craftsmanship and performance." He commended Skyline's "amazingly talented and dedicated staff" and thanked NYSA, "a highly respected organization that has helped ...to foster the progress of not only the architectural profession, but the entire design and construction community for well over 100 years."

In the photo (L-R): John Kalafatis, CEO, Skyline Restoration Inc., and Andrew Antoniadis, RA, President, NYSA. ○○○

Railing Inspections Are Due and FISP 8th Cycle Is Here!

By Merritt Engineering

If you are a Building Owner or Property Manager and haven't yet filed your supplemental Railing Inspection Report with the NYC DOB, time is running out. **All reports must be filed by Feb 2, 2015.**

On May 17, 2013, Rule 104-03 (of Title I of the Rules of the City of New York), which governs periodic inspections of exterior walls and appurtenances of buildings, was amended to require that Owners submit a separate report

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ENGINEER'S
 CORNER

Exterior Restoration Conference Scores Points with All Sectors of Industry

"We're a strong economic engine – and we want to protect the environment. We have to merge profitability and efficiency for owners, all with the goal of enhancing public safety," said **Alan Epstein, P.E., MSCE, Esq., LEED AP**, president of **Epstein Engineering, P.C.**, the chair and organizer of a first of its kind, industry-wide mega-event.

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Exterior Restoration Conference Scores

By Evelyn Mertens

“There’s an emerging recognition that this is indeed an industry and a powerful one. We’re a strong economic engine – and we want to protect the environment. We have to merge profitability and efficiency for owners, all with the goal of enhancing public safety. This is a win-win environment. NYC is its buildings, its skyline... We’ve developed a unique and important skill,” said **Alan Epstein, P.E., MSCE, Esq., LEED AP**, president of **Epstein Engineering, P.C.**, the chair and organizer of a first of its kind, industry-wide mega-event, the Exterior Restoration and Local Law 11 Conference which took place on October 28, at the NYU Kimmel/Global Center in New

information, sharing ideas and opinions as well as business networking.

KEYNOTE - RICHARD ANDERSON, PRESIDENT, NEW YORK BUILDING CONGRESS

Following Epstein’s introductory remarks, **Richard Anderson**, president of the **New York Building Congress (NYBC)**, delivered an upbeat keynote address, telling all that “We’re almost back to the peak of 2007 – in 2014 overall spending should reach almost \$33B and top \$35B by 2016.”

He added that “There is no weak sector at present...The construction market has rebounded nicely [due to] an improving economy, increased foreign investments, ... progress on public and private sectors. We are part of a vibrant NYC market – the key-

the time needed to receive a site safety license.

Walter B. Melvin, AIA, principal, **Walter B. Melvin Architects LLC**, discussed landmark preservation and how to help the city’s aging buildings – some dating back to 1800 – become sustainable “while maintaining the historic fabric for which they’re celebrated.”

He pointed out the environmental merits of maintaining these buildings: “We shouldn’t tear down a building to build a new green building. You can’t produce a more energy efficient building than one where the carbon footprint has been washed away by the sands of time.”

Thomas G. Coghlan, president, **Design Insurance Agency** spoke of liability insurance for architects and engineers and risk management issues.

Joseph Charczenko, partner, **Construction Risk Partners**, discussed the “perfect storm” confronting insurance carriers today, with Workers Comp reform hurting

“We’re a strong economic engine,” says organizer Alan Epstein, P.E.

profitability and NYS Labor Law 240 causing claim values to “continue to rise in frequency and severity” with an average labor law claim of \$4M. The result has been a massive withdrawal of insurance companies with 10 – 20 construction carriers still involved, all narrowly focused. Façade restoration generates roughly one or two quotes.

Hence, there is a “new normal”: rates have doubled in the last 4-5 years in New York City.

Charczenko advised the industry to “focus on cost relativity, not cost” and “invest in quality control and loss prevention.”

LEGAL ISSUES PANEL

Raymond Mellon Esq., partner, **Zetlin & DeChiara, LLP**, launched the legal panel discussion by exploring issues involved in adjoining property work advising all to “communicate with the other side and do it early.”

Steven Goldstein, Esq., partner, **Shaub, Ahmuty, Citrin & Spratt, LLP**, presented a general overview of the Scaffold Law (Labor Law 240).

Robert Rubin, Esq., special counsel,



Photo: George Constantinou

York City. Skyline Restoration was a Platinum sponsor.

The conference addressed a wide range of trending topics impacting all aspects of the NY metropolitan exterior restoration industry, a market that serves a dense urban environment with 14,000 buildings over six stories high. The conference was timed to precede the filing period of the 8th cycle of Local Law 11 scheduled to take effect in February 2015.

The brainchild of Epstein, it was the year-long culmination of a vision that, he notes, “exceeded all expectations,” drawing a sellout crowd of over 300 representing over 40 categories of industry professionals and trades including engineers, architects, owners, managing agents, contractors, site safety professionals, material manufacturers and distributors, expeditors, insurers and attorneys. The nearly all-day event provided ample opportunity for disseminating

note is a positive one.”

TECHNICAL & FINANCIAL ISSUES PANEL

Timothy Lynch, P.E., assistant commissioner investigative engineering services, **NYC DOB**, detailed the City’s classification of buildings under Local Law 11: safe, unsafe, or safe with a repair and maintenance program (SWARMP). He spoke frankly saying, “There are no secrets here – you’ll hear about it on the news. I will give you the data you need – we will share the information.”

He concluded, “We know that ‘nos’ have to convert to ‘yesses.’ We are having a very robust dialogue with the industry because Cycle 8 starts in February.”

James Bifulco, CSP, president, **Total Safety, Inc.**, spoke of the shortage of site safety managers due to such factors as the increase in construction work, the requirement for a site safety manager, and

Points with All Sectors of Industry



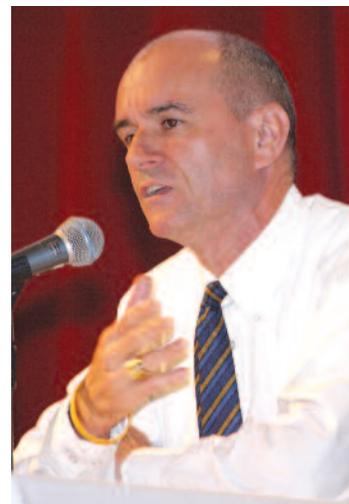
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Photos: George Constantinou

McCarter & English, LLP, spoke about dispute resolution by arbitration, mediation, and litigation.

He noted, “There’s been a sea change in the way construction disputes are resolved. There is now real time dispute resolution – today construction contracts have specified steps that must be followed in the negotiation phase. If a dispute is not resolved it goes to senior executives. There is a provision for mediation, then arbitration or court proceedings.”

He concluded: “We’ve come a long way in construction dispute resolution – [including the] introduction of women into the process. Disputes are avoided and ultimately resolved.”

Robert Herrmann, Esq., partner, **Menaker & Herrmann, LLP**, explored transition issues – i.e. when a project is taken over midstream. He discussed such factors as liability for prior work; pending insurance claims; ensuring that the insurance company is on board with the transition; and subcontractor terms including lien waivers and bonding capabilities.

Said Herrmann, “A transition situation [can be a] great opportunity but it can be problematic if you don’t address issues.”

John Osborn, Esq., principal, **John E. Osborn, P.C.**, spoke of AIA contracts and riders and such issues as termination of contractors, grounds for termination, mediation, if a contractor defaults, and

mutual waiver of consequential damages.

COMMENTS

The event concluded with a networking reception and a chance to meet the speakers one-on-one.

Said **Epstein**, “The conference was extraordinary in that it brought together all facets of the industry. This was never done before. The synergy of having everyone with a common interest in one site sets it apart from other trade shows and industry events –there was a commonality of focus and the timing is critical for Local Law 11.”

Attendees concurred.

DOB’s **Lynch** was grateful for the opportunity to share his knowledge as a panelist and said that he “would love to do [so] again.”

Charczenko, also a panelist (see above) said, “Having participated in many conferences in the past, I particularly enjoyed this event and was impressed with the well-run, well-attended operation.”

Panelist **Bifulco**, told Alan, “Your staff and you did a tremendous job which was evident in the attendance, quality of the event and the feedback from the participants.”

Richard Mand, president of **Mand Restoration** said, “...Today was a great beginning towards consolidating our industry and I really appreciate [the] leadership.”

“It was [a] pleasure. Such a great event

for the industry,” said **Jackie Manzer**, business relations manager for Vidaris.

“Seeing professionals from different sectors helps us to see the whole picture rather than a piece of it... We are a diverse group – this event got us in one room to address issues that affect us all,” said **Joanne Tall**, principal, **Kamen Tall Architects**.

Stephan Andreatos, Vice President, **SRW**, said, “From a contractor’s standpoint we understood the requirements of insurance for the architectural side of the industry – the insurance conditions and challenges they face. The consulting firms heard firsthand from industry leaders about the challenges and escalating costs for contractor’s insurance.”

Phil Gonnella, NY representative for **Tnemecc & RD** noted, “We don’t ever get a chance to sit down with so many consultants, architects and engineers...There has to be more interaction and conferences... It’s so important to get people in one room together.”

And **Joe Vullo**, sr. project sales rep, **Sika Corp.**, said, “This was one of the best events for networking we’ve ever attended in NYC – there were owners, architects and engineers, contractors and suppliers of materials all specific to the restoration industry in this metro NY marketplace – all in one central location.” ○○○

Skyline Restoration Receives 2014

Towering Spire Installed and Copper Roof Restored at Former NYMEX HQs



Photo: Carl Glassman/Tribeca Trib

Skyline Restoration Superintendent and roofing specialist Jim Kessler (top) during the hoisting of the 21-foot high copper spire which was placed atop a domed cupola (below).



Skyline Restoration, Inc. has received a North American Copper Award from the **Copper Development Association** for its historic restoration of a gleaming copper clad and slate cupola and roof and newly created copper spire crowning a landmark site in Tribeca. Formerly known as The NYMEX, the headquarters of the NY Mercantile Exchange at 6 Harrison Street, the c. 1884 building was originally designed by Thomas R. Jackson in the Romanesque Revival style and now houses office space. **B&B Sheet Metal** fabricated the copper and steel components that Skyline installed; all parties collaborated on the designs of **Howard L. Zimmerman Architects (HLZA)**; **Alexei Tajzler**, project manager of HLZA, created the overall renovation design for the building and oversaw the project in conjunction with the **Landmarks Preservation Commission**.

A focal point was the installation of a new 21-foot high, 350 lb. copper spire placed atop a domed cupola, occupying the space where a flagpole once rose. Skyline first installed steel framework to encase and support the ornamental element. On the day of the installation, Skyline Project Manager **Pete Rose** and superintendent and roofing specialist **Jim Kessler** closed off the street for several hours on a weekend and used a crane to hoist the specially designed, needle-tipped piece. The crew then bolted the structure securely in place.

Says Tajzler, "Skyline Restoration, in particular Pete Rose and Jim Kessler, were instrumental in working with B+B and our office in order to ensure the copper work, especially the 21-foot spire which sits nearly 150 feet up, was safely hoisted up, installed, and secured at the job site. While aesthetically pleasing, the copper dormers, skylights, flashing and gutters, also

North American Copper Award

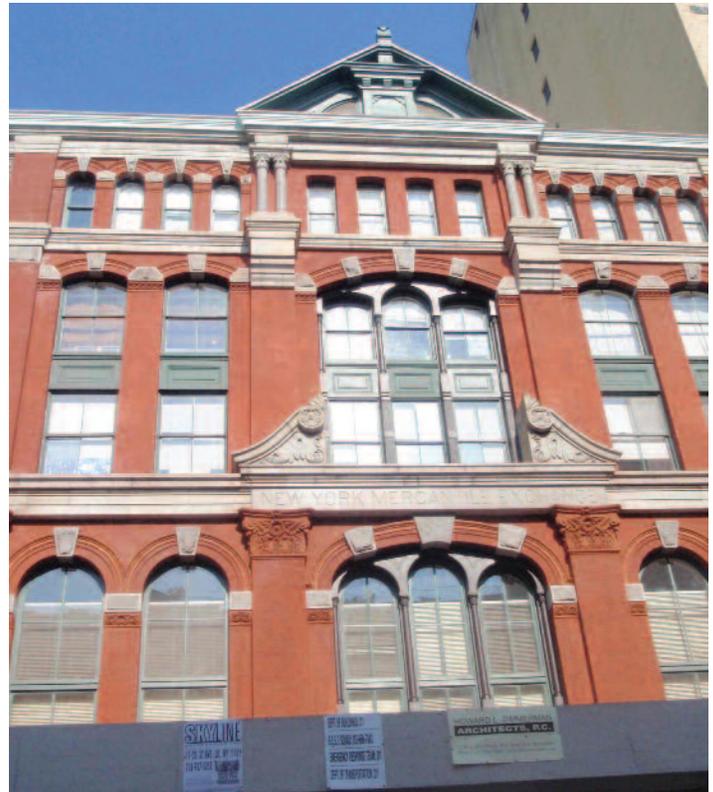


needed to be functional in directing and shedding away rain from the building. This copper work, along with the remainder of the façade and roof restoration project, was expertly performed by Skyline Restoration and I believe the work speaks for itself.”

Says **Lillian Li**, design director of B&B Sheet Metal, who worked “in close collaboration” with Skyline and all parties throughout the project, “Ensuring that the historic integrity of the landmark building was maintained was of paramount importance. The quality craftsmanship of B&B along with the knowledge and experience of the Skyline crew made the installation process virtually seamless. What could have been a formidable task was achieved with great efficiency and seeming ease.”

Skyline also installed the steel framing members welded to a massive new 40 ft. long by 20 ft. wide glass skylight as well as the copper framing for the piece that replaced the existing one. New steel framing members were also welded to the dormers. Skyline replaced all the deteriorated copper elements with new ones throughout the roof. The copper flashing had to be fitted into the new slate roofing which Skyline installed as well as the steel frameworks supporting the materials. Skyline also replaced the entire slate portion of the roof.

Skyline completed a full façade restoration of the five-story brick building before beginning work on the roof. The building restoration was commissioned by the **New York Mercantile Exchange Building Condominium** managed by **ABC Realty**. The project was necessitated, in part, by water damage and NYC maintenance mandates derived from Local Law 11. Each segment of the restoration adhered not only to stringent City safety and other requirements, but also to finely detailed landmarks guidelines to ensure that the beauty, style and spirit of the building would be retained. New mortar had to match the old; patching materials on the terra cotta had to blend seamlessly. Windows, dormers and column capitals had to respect and reflect the original. Masonry and granite were cleaned and restored. Skyline even created a new copper gutter on site to prevent leaks. ○○○



Skyline Restoration received a North American Copper Award for its historic restoration of the copper and slate roof at the landmark site at 6 Harrison Street in Tribeca and its installation of a 21-foot copper spire. Skyline also performed a full façade restoration of the brick building.

Skyline Celebrates Twenty-Five Years



Photo: Pearl Perkins

On Friday, December 19th, Skyline Restoration Inc. topped off its 25th anniversary year with a dazzling holiday party at Cipriani's 42nd St. Under 65-ft high ceilings and a backdrop of marble columns and floors, guests sipped flutes of Cipriani's signature peach champagne cocktail; enjoyed an array of passed delicacies and a banquet of gourmet fare; danced to the sounds of Paris Music. Selections ranged from popular and rock classics to a Frank Sinatra medley sung by Tom Moffatt to the rhythms of traditional Greek music, strains that inspired more than a few to join in the *zeibekiko*. Throughout the evening a light show illuminated the space with

colors and stars. The event, organized and planned by Skyline's director of marketing, Eva Hatzaki, drew a crowd of over 400 including company employees as well as metro area leaders of the design and construction community.

1. The Skyline Restoration team.
2. John Tsampas, president, Skyline Restoration, and Olga Tsampas.
3. L-R: Bill Pierrakeas, president, SRW, and the Board of Directors of Ryerson Towers.
4. Skyline Restoration associates (L-R): Summer Wang; Sam Xie; Karina Yang; Nina Lee Chan; Sandor Molnar; Lili Chiang; Cynthia Ng.

5. L-R: Jenny Yip; Amy Deluca; Thomas Seminara, Julie Foster; April Turner, CANY.

6. L-R: Lynn Levine, PE; Dochka Ucenova; Joyce Ellenberg; Irene Lawless, LPE Engineering PC.

7. L-R: Kate Groob, Karl Vinge, Chris Rome and Karim El-Tananli, Thomas Fenniman Architect.
8. Tina Tapinekis, tmt Restoration Architect, PC, and Tom Moffatt.

9. L-R: Mr. And Mrs. Ed Pon, Howard L. Zimmerman Architects; Stephan Andreatos, VP, SRW.

10. Anita Konfederak, Merritt Engineering and Olga D'Alto, Building Service Inc.



Photo: Pearl Perkins



Photo: Pearl Perkins



Photo: Pearl Perkins



Photo: Pearl Perkins



Photo: Pearl Perkins



Photo: Pearl Perkins



Photo: George Constantinou



Photo: George Constantinou



Photo: George Constantinou

Railing Inspections Are Due and FISP 8th Cycle Is Here!

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statement regarding balcony railing inspections.

After months of meetings with various façade restoration professionals, including Merritt Engineering, the Department of Buildings (DOB) issued a memo on May 5, 2014 in response to industry wide concerns and questions on what is to be included in a supplemental statement. In particular, this memo requires that all handrail and guard assemblies, not just balcony railings, be inspected for structural stability and code compliance.

What exactly has changed?

Specifically, the amended rule requires that:

- Balcony railings be inspected by a Qualified Exterior Wall Inspector (QEWI) to ensure that their components (balusters, intermediate railings, and filler panels) are positively secured (by welds, bolts, or screws) against upward movement.
- If any of these components are found not properly secured, then the condition(s) must be classified as “Unsafe”, reported to the DOB and made “Safe” by the commencement of immediate repairs.

The memo also requires that:

- The total number of balconies on a building, and the location and number of balconies that were inspected must be included, along with the total area of other locations with handrails or guard assemblies (buildings that have no balconies, handrails/guards or fire escapes do not need a supplemental inspection and statement filed).
- Terrace walkway railings, corridor, fire escape, roof and setback railings are to be included in the supplemental statement, and Owners must be informed if their railings are not up to code.
- Railings must be inspected for structural stability and code compliance.
- Owners must file the supplemental statement by February 2, 2015.

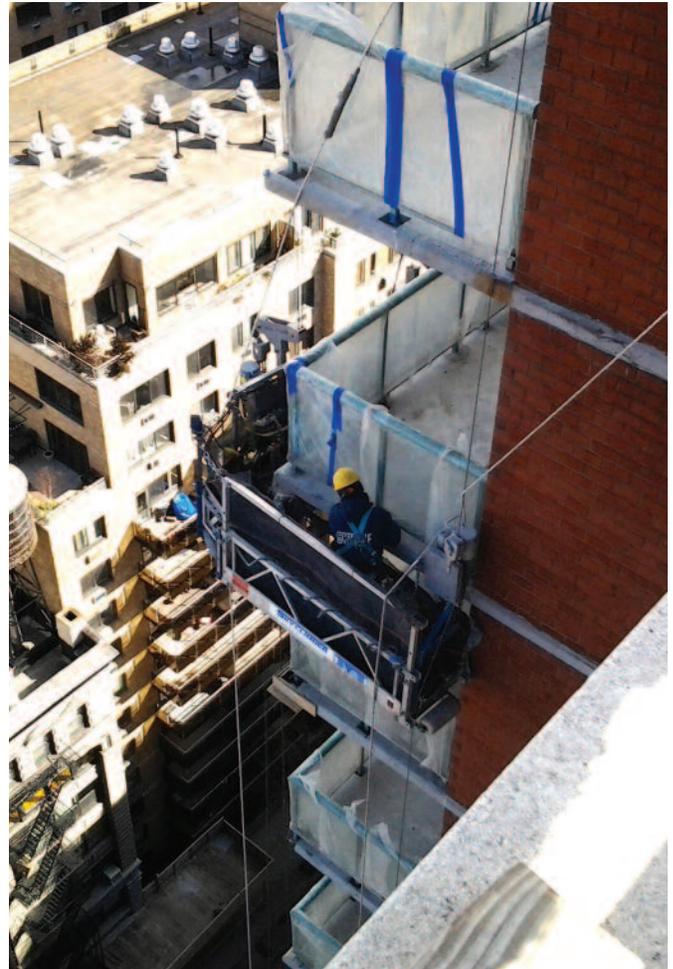
What does the rule amendment mean for Building Owners and Property Managers?

Since most Owners filed their 7th cycle LL 11-98 (FISP) reports before the 2013 Amendment and 2014 Memo, and their reports were based on visual inspections through binoculars with limited hands on inspections from scaffolds, they now need to retain an engineer to perform a more thorough inspection of their railings.

What next?

Railing code compliance must also be confirmed. Where railings are structurally stable, but originally did not conform to applicable codes, owners must be informed on what course of action should be implemented so that the problem can be addressed by the end of the next Cycle, No. 8.

If the status of the balconies and railings downgrades the current LL 11-98 (FISP) status of the building (for example from Safe to SWARMP, Safe to Unsafe, or SWARMP to Unsafe), a subsequent 7th cycle LL11-98 (FISP) report must be filed. If the status is downgraded to Unsafe, a FISP3 form must also be filed



and repairs commenced immediately.

FISP 8TH CYCLE IS HERE!

The first wave of (Sub-cycle A) inspections will begin on February 21st of 2015. If your building block number ends in 4, 5, 6, or 9 – now is the time to ensure that all SWARMP and UNSAFE items listed in your 7th cycle report are addressed.

Remember, Local Law 11/98 (FISP) inspections and reports are required for all buildings greater than six stories.

The filing period for each building is based on the last digit of the property block number, as follows:

Sub-Cycle	Last Digit of Building Block Number	8th Cycle Filing Window
A	4, 5, 6, 9	2/21/15 – 2/21/17
B	0, 7, 8	2/21/16 – 2/21/18
C	1, 2, 3	2/21/17 – 2/21/19

If you are a building owner or manager who requires a supplemental FISP (Local Law 11/98) balcony inspection, call **Merritt Engineering** at (718) 767-0923.☺☺☺

ENGINEER'S CORNER

Speakers detail changes to DOB code and stress public safety At NYC Special Riggers Association's Third Technical Meeting

The **NYC Special Riggers Association (NYCSRA)** recently held its third technical meeting at Club 101 in New York City to provide special riggers an update on the NYCSRA's current and future actions on their behalf. The NYCSRA event brought together association leadership and industry experts.

The main legislative items concerning the NYCSRA are NYC Council legislation which would prevent a new building code law from removing the need for a special rigger on buildings taller than 14 stories where a site safety management plan is required; and reforming NYS Labor Law 240/241 – better known as the Scaffold Law.

John Pantanelli of **Swing Staging LLC**, the founder and first president of the NYCSRA, explained the need to retain licensed special riggers, "There's no place like New York. It's not like Yonkers, White Plains, Denver, or Miami. The urban density here causes the extra scrutiny needed to protect the public. It demands competency that does not allow for error. The margin for error can only be catastrophic if we allow NYC to adopt a lower qualification. It will lead to deaths and injuries of the public and the workers. The new chapter adopted by the DOB would allow people they couldn't properly test to do work formerly open only to licensed special riggers. A special rigger is an expert who knows how to keep people safe."

The meeting featured several speakers.

Mike Gianatasio of **ISG Risk Management** spoke of the limited supply of riggers given the high demand of projects and the shortage of site safety managers.

He said, "If we work smarter, pool our resources, hire the best



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minds who have the right relationships, we collectively can build any project in NYC successfully and with a profit to be shared by all involved."

John F. Connolly, director of field operations, **Total Safety Consulting**, offered an extensive, point-by-point presentation of the code revisions.

Jim Quent of **Mercury**, a public affairs firm, also spoke.

Alan Epstein, P.E., P.E., MSCE, Esq., LEED AP, president of **Epstein Engineering, P.C.**, said, "I thought it was extremely focused on current issues – that's important because everything goes back to public safety which is the primary function of the NYCSRA, to assure safety to the public."

To learn more about the NYC Special Riggers Association, please visit nycsra.org ◻◻◻

PWC's Holiday Gala Pays Tribute to a Trio of Honored Guests

"PWC has evolved, expanded and become an integral and accepted part of the construction industry," said **Professional Women in Construction (PWC)** Executive Director **Lenore Janis** as she ush-



Honorees and presenters at Professional Women in Construction's 2014 Dinner Dance: L-R: Michael Horodniceanu and Jeannie Kwon, MTACC; Lillian Valenti and Alan Reiss, PANYNJ; Bill Fife, The Fife Group; Raymond P. Daddazio and Caroline Weiss, Weidlinger Associates; Lenore Janis, PWC.

ered in the organization's 35th anniversary in 2015 at the organization's annual black tie holiday gala at the Yale Club.

The event paid tribute to a trio of honored guests.

Caroline Weiss, associate principal, **Weidlinger Associates, Inc.** thanked "all who forged the way for me" and pledged her commitment to "mentor and support those entering the industry." Weiss was introduced by **Raymond P. Daddazio, PhD, P.E., SECB**, president and CEO, **Weidlinger Associates**, who called her "an outstanding professional and wonderful mentor."

Jeannie Kwon, chief of staff, **MTA Capital Construction (MTACC)**, spoke of several megaprojects in the works that "will change the face of New York City," including **Fulton Center** in the financial district. **Michael Horodniceanu**, president, **MTACC**, introduced Kwon and credited her for "turning many important issues around for us."

Lillian Valenti, chief procurement & contracting officer, **Port Authority of NY & NJ (PANYNJ)**, spoke of her emphasis on "leadership that honors competition, integrity and transparency" and noted that the "New York region spurs energy and creativity." **William Fife, P.E.**, the **Fife Group** and **Alan Reiss**, director **World Trade Center Construction, PANYNJ**, introduced Valenti, noting her leadership displayed during the 1993 World Trade Center bombing and during 9/11 "as well as leadership to accomplish the magnitude of her current position."

For information on PWC, visit pwcusa.org/ny ◻◻◻