



LANDMARK
PRESERVATION
ROVT RESIDENCE
18 EAST 68TH STREET

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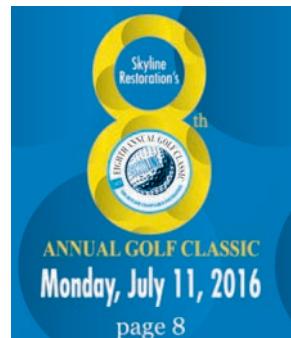
BUILD SAFE
LIVE SAFE
NYC DOB's ANNUAL
SAFETY CONFERENCE

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DESIGNATED
LANDMARK
PEPSI-COLA SIGN IN
LONG ISLAND CITY

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SKYlines

A SKYLINE RESTORATION PUBLICATION



PHOTO: NYC.GOV

"We won't tolerate contractors who cut corners and recklessly increase the risks of construction work. We're quadrupling the penalties for the most frequent safety lapses, sweeping contractors with poor safety records at projects of less than 10 stories - where nearly three quarters of accidents occurred last year - and increasing oversight at these sites," said Department of Buildings Commissioner Rick Chandler at a press conference on February 12, 2016.

Safety: The Crucial Role of Communication

The construction industry is inherently dangerous, and construction sites, by their dynamic nature, pose safety risks to both workers and the public. This should be why safety is at the top of the list of concerns for construction companies. Maintaining a safe work environment is an essential part of what makes a company a desirable place to work and a prerequisite for selecting a trusted project partner. The commitment to building a safe work environment begins with the creation of regulations, safety protocols and best practices and continues with the adherence to these rules on the jobsite. Once this is

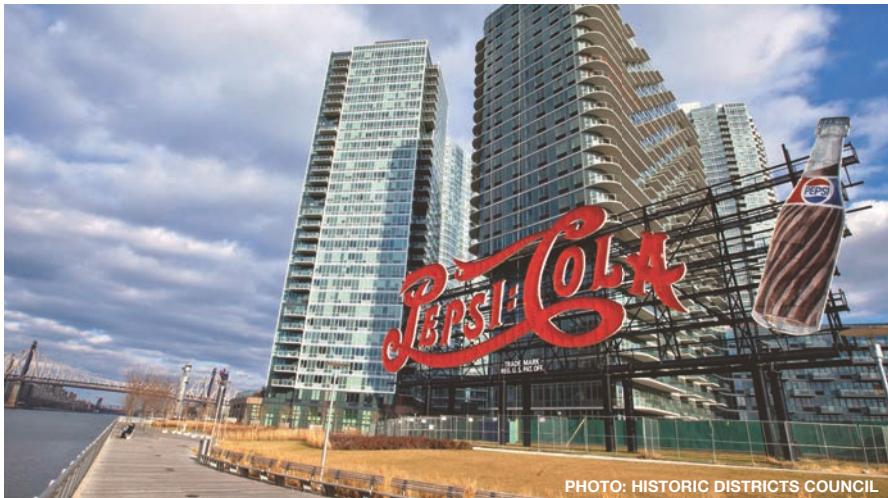
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CRANE COLLAPSE: "I RAN TOWARD THE COMMOTION" A SKYLINE EMPLOYEE'S FIRST-HAND ACCOUNT

On a snowy February 5, 2016, a 15-story crane operating in Lower Manhattan's Tribeca neighborhood collapsed shortly before 8:30 am leaving one dead and three injured. The massive crane, which extended 565 feet above Worth Street, was in the process of being lowered as winds began to approach 25 mph. Upon attempting to secure the massive crane, which was installing generators and air-conditioning units at 60 Hudson Street, the crane toppled across West Broadway towards Church Street.

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FIVE BOROUGHS



Pepsi-Cola Sign Designated a Landmark

Long Island City's iconic Pepsi-Cola sign was designated a landmark by the **Landmark Preservation Commission** on Tuesday, April 12th in the company of thirty additional structures across the five boroughs. The sign has been a part of the East River shoreline since 1936 where it originally stood on top of the Pepsi-Cola bottling plant, which was shut down in 1999. The sign was then relocated a short distance away from its original site, and since 2009, the 147 foot-long sign has rested in Gantry Plaza State Park, where it has become a destination for tourists and New Yorkers, alike.

Six New Members Appointed to New York Building Foundation Board

The New York Building Foundation, the philanthropic research and education arm of the New York Building Congress, announced the addition of six executives to its Board of Governors: **Joseph R. Amato, P.E., of Cameron Engineering & Associates, LLP;** **Christopher J. Curry of The Howard Hughes Corporation;** **George H. Ladyman Jr. of JLL;** **William McKenzie of Abatement Unlimited, Inc.;** **Edward V. Piccinich of SL Green Realty Corporation;** and **Angelo Silveri of Silverite Construction Company, Inc.**

"These new appointments to the Board of Governors represent the breadth of the design, construction and real estate industry and embody the building community's rich history of civic engagement," said John M. Dionisio, Chairman of the New York Building Foundation and Chairman Emeritus of AECOM.

Formed in 1998, the New York Building Foundation complements the New York Building Congress through a program of targeted philanthropy, research and educational activities.

Green Infrastructure Grant Program

The New York City **Department of Environmental Protection (DEP)** offers a grant program for private property owners in combined sewer areas of New York City. The minimum requirement is to manage 1" of stormwater runoff from the contributing impervious area. If selected, DEP will provide funds for the design and construction of the green infrastructure system.

Eligible projects include blue roofs, rain gardens, green roofs, porous pavement, and rainwater harvesting on private property in combined sewer areas.



DEP is hosting workshops to explain the eligibility requirements of the program and guide users through the online application at Civic Hall, 156 5th Ave, 2nd Floor, New York, NY 10010, on the following dates:

May 25th, 3-5 PM
September 21st, 3-5 PM
November 16th, 3-5 PM

Online Application

The Green Infrastructure Grant Program is now OPEN. For the online application please visit http://www.nyc.gov/html/dep/html/stormwater/nyc_green_infrastructure_grant_program.shtml

Crane Collapse: “I Ran Toward the Commotion”

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The collapse left water main and gas line leaks, as well as loads of debris scattered across the area, causing street and subway line closings.

Timothy Pasparakis, an assistant project manager for **Skyline Restoration**, had just concluded a meeting at 145 West Broadway when the crane came down: “I was ordering breakfast at a local restaurant when I heard a horrific crash and what sounded like twisting metal. Being in the industry, I knew something had gone terribly wrong so I ran toward the commotion”. As Mr. Pasparakis made his way to the site, and seeing the damage that had unfolded, his focus immediately turned to providing any help that he could: “My attention was on the row of cars that had been crushed by the crane. As I looked around the site, I saw a man trapped in a vehicle. Another construction worker and myself tried to remove the passenger door to get the man out, but we were unsuccessful so we were telling him to relax, while trying to keep the bystanders away. It felt like an eternity, but the **FDNY** and **NYPD** were on site within minutes.” Mr. Pasparakis ended by expressing his opinion on what could have occurred had timing and circumstances been different: “Thank goodness there weren’t a lot of people on the streets at the time. If it were 9 o’clock in the morning on a sunny day, this could have been a different story, and if the crane had initially impacted the surrounding buildings at a greater height, it would have showered bricks on everything and everyone on its way down making matters worse.”

The crane collapse led to the city’s decision to secure the 367 mobile cranes and 43 large tower cranes in use that day in New York City. The accident also led **Mayor Bill de Blasio** to issue new regulations that require operators to stop crane procedures when winds reach 20 mph and to notify local businesses and residents when cranes are being installed or moved, while also mandating stricter sidewalk and roadway closures.

“Safety is our primary concern in the construction industry, and it’s always a priority to comply with mandates necessary to keep people out of harm’s way”, says Mr. Pasparakis.



Timothy Pasparakis (right) had just concluded a meeting at 145 West Broadway when the crane came down: “...Being in the industry, I knew something had gone terribly wrong so I ran toward the commotion”.

Annual Safety Stand-Down

OSHA has announced its third annual National Safety Stand-Down, which will take place from May 2-6, to help prevent falls in construction. The mission of National Safety Stand-Down is “to raise awareness among employers and workers about the hazards of falls, which account for the highest number of deaths in the construction industry. While OSHA regularly works with employers, industry groups and worker organizations on preventing falls and saving lives, the National Safety Stand-Down encourages all employers—from small businesses to large companies operating at many job sites—to be part of our effort to ensure every worker makes it to the end of their shift safely.” The National Safety Stand-Down is part of OSHA’s Fall Prevention Campaign, which started in 2012 to give employers the right information and material regarding jobsite falls and how to prevent them with proper training and instructions for equipment use. For more information on how you can join the effort to create a safer work environment, please visit www.osha.gov/StopFallsStandDown/

Safety: The Crucial Role of Communication

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established, the responsibility shifts from City agencies to employers and employees and the level of safety awareness that has to be reinforced on a daily basis. Safety must be ingrained in the company's mission and culture, as the cornerstone of its commitment to the well-being of all.

In order for a company to make safety the number one priority, it must be a mantra repeated daily by everybody from senior executives to the newest member of the team. By constantly reminding everyone of the potential harm workers face each day on the job, building a safe environment becomes a common goal where everyone is a part of the solution. This thoughtful process builds a strong cohesion among employees where everyone is responsible for each-others' safety, rather than just being the responsibility of key individuals such as site-safety managers, project managers, superintendents, and foremen. Although these individuals are held to maintaining a standard in the field and performing what is in their job description, it is the duty of all employees to talk about safety every day and to also speak up when rules are broken or an individual's lax safety attitude threatens the well-being of themselves or others around them.

Leading the charge and setting an example for others is an objective that all workers must reach because accidents continue to rise in the construction industry. According to the NYC

Department of Buildings (DOB), 433 accidents and 11 deaths were recorded in 2015, which was an increase from the 231 accidents and 8 deaths reported in 2014. A nationwide statistic shows a fatality rate of 9.5 per 100,000 workers, with the private construction industry claiming 899 lives in 2014. Most accidents are concentrated around four areas that the Occupational Safety and Health Administration (OSHA) deemed the "fatal four", which are responsible for more than half of the construction related incidents.

These are:

- **Falls**
- **Electrocution**
- **Struck by Object**
- **Caught in-between**

By raising awareness around the aforementioned statistics and risks within the industry, a company can greatly reduce the chances of accidents occurring by keeping a constant level of alertness in its work force at all times. Although many laws and regulations are created to keep accidents from occurring, oftentimes injuries in the field are unavoidable. Fortunately, many accidents can be avoided, and it is the job of employers to target those factors that can mitigate risk and ensure these are fully implemented at every jobsite. Many of these are mandatory requirements that can be sometimes overlooked such as:



Build Safe | Live Safe

This year's **Department of Buildings'** Construction Safety Week 2016 Build Safe|Live Safe Conference will take place on **Wednesday, May 4th**. The Conference will offer attendees a day full of seminars led by Department experts that will talk about prevalent industry issues and topics, in addition to discussing ways to improve safe construction operations.

For additional information regarding the Conference, please visit
<http://www1.nyc.gov/site/buildings/about/construction-safety-week.page>



Safety protocol calls for a Competent Person onsite who is responsible for making sure all workers follow safety measures, such as properly using harnesses, tools and equipment, in addition to wearing PPE (Personal Protective Equipment) such as hardhats, work boots and safety glasses, while at the job site.

- Employee training
- Proper jobsite inspection
- Adhering to OSHA jobsite safety standards
- Following DOB rules and regulations
- Monitoring health-related warning signs
- Monitoring extreme weather conditions

OSHA and the DOB work tirelessly to make sure that employers and employees are kept safe in the workplace. Efforts to improve jobsite safety have been continuous, ranging from new city laws [the DOB has issued 25 new laws since 2008] to higher penalties for safety violations [OSHA penalties for safety violations are set to increase by 80% on August 1, 2016]. Additionally, the DOB is hiring 100 additional site safety inspectors to continue to fight against the rising incident rate. Just as OSHA and DOB work for employers and the public, contractors must return the favor by abiding by these rules and regulations, while undertaking additional measures

to compliment and heighten the effect of those already in place. These additional efforts include:

- Daily safety or “toolbox” meetings
- Continuous training on tools and equipment
- Participation in safety seminars and events

Ultimately, the goal is to create a communication system that is proactive, rather than reactive. Being safe is a driver of growth and productivity, and without communication, safety is compromised. By raising awareness and taking these steps, companies and their workers can come together to stay informed and alert.

Safety should be a personal goal for every member of an organization, where a sense of esprit de corps and shared responsibility can enhance the working experience and encourage each other to stand up for safety in the construction industry.

New DOB Criteria for Post-Installed Anchors in Masonry

In its bulletin dated February 25, 2016, the NYC Department of Buildings establishes acceptance criteria for four types of post-installed anchors in masonry, including those used in securing scaffolding to buildings.

The four types of anchors addressed include:

- Expansion Anchor
- Adhesive Anchor

- Grouted Anchor
- Predrilled Fasteners (screw anchors)



For complete information on the post-installed anchor acceptance criteria in accordance with NYC Construction Codes, please visit http://www1.nyc.gov/assets/buildings/bldgs_bulletins/bb_2016-005.pdf

“Smart Vest” Measures Body Temperature and Heart Rate

Heat stress is a growing safety concern in the building industry and now an innovative smart vest is under development at **RMIT University** in Melbourne, Australia, to monitor the health of construction workers in real time.

The vest uses sensors to measure a worker's body temperature and heart rate and sends the data wirelessly to a smartphone app, which instantly alerts users to any anomalies.

Vice-Chancellor's Research Fellow in RMIT's School of Property, Construction and Project Management, **Dr Ruwini Edirisinghe** has been working on the smart vest concept for more than a year. She devised her heat stress vest as part of her research into improving worker safety. Edirisinghe has plans to extend the smart vest system to include smart glasses, enabling wearers to "see" warnings about the state of their own health and well-being projected right before their eyes.

Will Transparent Wood Replace Glass?

Researchers at the **KTH Royal Institute of Technology** in Sweden have developed a process to make transparent wood panels. Potential applications for transparent wood include windows, semi-transparent façades and to replace the glass used in solar panels.

The process to make the wood transparent involves taking wood veneer and chemically removing the lignin, which is a complex organic polymer found in plants and helps give trees rigidity and strength. It also gives wood its brownish color. Once the veneer is stripped of lignin, it is impregnated with a transparent polymer to add strength and improve transparency by allowing light to pass through the wood more directly. The polymer used is polymethyl methacrylate, which you probably know better under one of its trade names such as Lucite or Plexiglas. Currently, a 1-millimeter thick strip of the new composite is about 85% transparent.

Researchers are working to enhance the transparency and scale up the manufacturing process. *Source: constructiondatacompany.com*



PHOTO: RMIT UNIVERSITY

Dr Ruwini Edirisinghe of RMIT designed a “smart vest” that takes the guesswork out of heat-related workplace safety by alerting construction workers or their supervisors before such problems arise.



PHOTO: PETER LARSSON

Lars Berglund, a professor at Wallenberg Wood Science Center at KTH, says that while optically transparent wood has been developed for microscopic samples in the study of wood anatomy, the KTH project introduces a way to use the material on a large scale. The finding was published in the American Chemical Society journal, *Biomacromolecules*.

PROJECT

Rovt Residence - 18 East 68th Street

Manhattan's Upper East Side is known for its lavish mansions commissioned by early pioneers of the Progressive Era. One businessman who prospered during this era of the late 19th and early 20th century was **Henry T. Sloane**, a textile and carpeting mogul, who owned a mansion in the Upper East Side. Following a divorce with his wife, Jessie A. Robbins, a NYC socialite, Sloane left her the first mansion at 9 East 72nd Street to build a new one a few blocks south. Sloane commissioned mansion designer **C.P.H Gilbert** to build his new home at 18 East 68th Street, which was completed in 1905. The residence was then transformed into separate apartments in 1948.

Over one hundred years later, another business mogul, **Alexander Rovt**, purchased the landmark Beaux Art mansion that stands at a very short distance from Central Park. The Ukrainian-born billionaire and president of **IBE Trade Corporation**, one of the largest exporters of fertilizer in the world, bought the property in 2011 with plans to reconvert the copper accented limestone mansion back into a single-family residence.

Skyline Restoration was commissioned by **Edward Builders** and is working with the architectural firm **Stephen B. Jacobs Group** to restore the 18,000 square foot property that boasts 6-stories, 30 rooms and 17-foot ceilings. The restoration is being performed on



the façade, roof and sub-cellars. The restoration involves limestone cleaning, resetting and repointing, cast-iron railing refurbishment, and parapet replacement. Additionally, Skyline is installing a new **SIKA** roofing system, as well as restoring the copper roof panels and copper chenaux. Skyline is also performing sub-cellars waterproofing on the basement pool. Restoration work is slated to end mid summer of 2016.

1. Cast-iron railings to be refurbished.
2. Alexander Rovt purchased the limestone mansion in 2011 for just under \$40 million.
3. Vestacast manufactured the LPC approved limestone balusters.
4. The copper chenaux was stamped by Gotham MetalWorks.

LANDMARK

*Façade Restoration
Roof Replacement
Sub-Cellar Pool Waterproofing*



Construction Manager:
Edward Builders, Inc.

Architect/Engineer:
Stephen B. Jacobs Group

Contractor:
Skyline Restoration Inc.
Account Executive:
Jasen Geraghty
Project Manager:
Kevin Cahill



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Paper from responsible sources

Spartan™ Race 2016

On April 16th, members of Skyline Restoration teamed up with fellow *Spartans* to compete in the Spartan Race at Citi Field. This year, the team —sponsored by Andromeda— finished in 8th place out of 503 total teams that fought through the demanding 3+ mile course that featured over 15 obstacles scattered throughout the park!

SKYlines Editorial

We welcome articles from architects, engineers, property managers, building owners, manufacturers, and other members of the construction industry. Please email skylines@SkylineRestoration.com or call 718.937.5353

ANNUAL GOLF CLASSIC

THE VILLAGE CLUB OF SANDS POINT

EIGHT ANNUAL GOLF CLASSIC

SKYLINE FOUNDATION

THE SKYLINE CHARITABLE FOUNDATION

Monday, July 11, 2016

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