

SKYlines

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Since 1989, Skyline Restoration has been dedicated to restoring your buildings with the confidence to solve your problems. In a further effort to reach our valued clients, friends and colleagues, Skyline Restoration would like to use this newsletter as a means of sharing information, ideas, and special events. We invite your questions, your comments and your input.
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The American Recovery and Reinvestment Act

How the stimulus package affects New York construction

By Rygo E. Foss, *Risk Management*

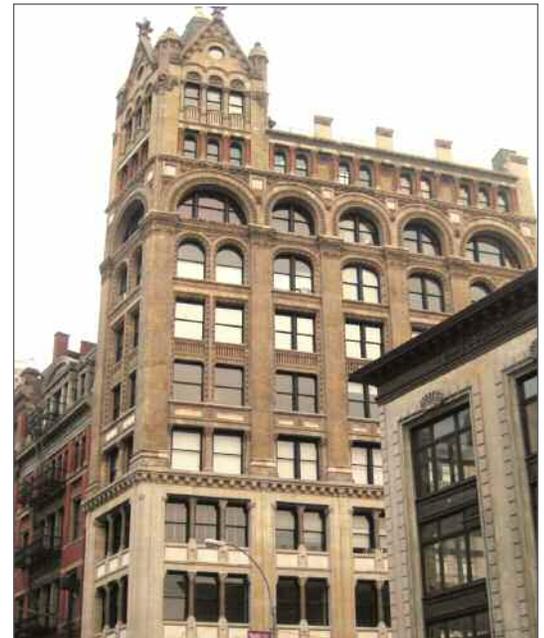
The American Recovery and Reinvestment Act of 2009 (ARRA) is appropriated at \$787 billion ("B"), \$134B of which is dedicated to construction spending. The spending will be directed by federal agencies through grants to states (primarily) and loans to support local infrastructure projects.

New York State is slotted to receive \$12.5B, an amount second only to California at \$21.5B. Of this \$12.5B, only \$2B has been received. This means that in the near future, the economic GDP of some third world countries will be spent on construction here in New York State. This sounds like good news but let's examine where it is going.

Approximately \$4B will be allocated to New York's 21st Congressional District – the district surrounding Albany. The 8th Congressional District, which encompasses Manhattan and Brooklyn, will receive close to \$2B.

The top federal agencies receiving funds in NY are the Department of Education at \$3.8B followed by the Department of Transportation at \$2.3B. The leading NYS recipient is the New York State Education Department at \$1.6B followed by the Metropolitan Transportation Authority (MTA) at close to \$1B.

These grants should help federal and state agencies' budgets that have been reduced over the past 36 months. This will inherently allow for upgrades in facilities. Although working in the public sector presents separate challenges, the opportunity to revitalize our city for the future has never been more prevalent. Please check out www.recovery.gov for a comprehensive list of recipients. ■



PRESERVATION AWARD

On April 21st 2010, the **MacIntyre Building** at 874 Broadway will receive the **Lucy G. Moses Preservation Award** from the **New York Landmarks Conservancy** at an awards ceremony in the **American Museum of Natural History**. This award is the Conservancy's highest honors for outstanding preservation efforts. During the last two decades, the Awards have become coveted, sometimes referred to as the Oscars of preservation.

The MacIntyre Building was designed by famed architect **Robert H. Robertson** in 1892. An exceptional example of late 19th century urban architecture, it boasts a combination of many ornate and classic elements such as Byzantine columns, Romanesque arches, Gothic finials and crockets. The original construction consists mainly of terra cotta, marble, granite, limestone and brick, all of which suffered significant erosion and deterioration over the course of approximately 110 years.

In 2005, building representative **Reed Robins** lobbied for an experienced engineering firm to begin the remediation. **Superstructures Engineers + Architects**, known for their careful attention to detail within the realm of landmarks, preservation and conservation, was awarded the project. Under the tutelage of **Richard Moses**, Superstructures' representative **Seok Jung**

Continued on page 3

Skyline Restoration is a member of the following organizations:



US
Green Building
Council
(USGBC)



Scaffolding
Industry
Association
(SIA)



International
Concrete Repair
Institute
(ICRI)



New York
Association of
Realty Managers
(NYARM)



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Restoring New York Building By BuildingSM

Urban Umbrella

Just an idea OR the future of sidewalk sheds?



PHOTO COURTESY OF URBANSHED INTERNATIONAL DESIGN COMPETITION

New York City Mayor Michael R. Bloomberg, Department of Buildings Commissioner Robert D. LiMandri and President of the New York Chapter of the American Institute of Architects Anthony Schirripa recently unveiled a new design for sidewalk sheds which has remained primarily unchanged since the 1950s. The new design aims to improve quality of life, reduce construction impacts on businesses, increase pedestrian safety and increase available space for pedestrians on sidewalks.

An international competition – the “urbanSHED International Design Competition” – was held to challenge the design community to create a new standard of sidewalk shed. The competition winner, “Urban Umbrella,” (photo) was developed by Young-Hwan Choi, a 28-year-old student from the University of Pennsylvania.

By John Kalafatis, *President*

On any given day, New York City numbers over 6,000 sidewalk sheds spanning over a million linear feet of sidewalk. Sheds have become a necessary, but not necessarily visually appealing, fixture of urban living. A new proposition, however, aims to change the way we look and live with sheds.

The urban umbrella, uniquely termed for its umbrella-like shape, was the winning idea from a recent contest called **Urban SHED**, an international competition for a better design. The new design has attracted a lot of attention, as design architecture has been integrated into a “necessary eyesore” of urban life.

The urban umbrella design would definitely be less

obstructive to pedestrian traffic as well as sidewalk cafes. However, a shed’s primary purpose is protection and structural integrity rather than visual aesthetics. In addition, the functionality, cost effectiveness, material selection, transport and flexibility of the design bear close scrutiny. Proposed shed design materials do not have the flexibility to go around obstacles such as awnings, trees and protrusions in general.

With every innovation come setbacks and concerns that need to be addressed. Although the design has generated optimism of a visually cutting edge city, the practicality logistics and overall purpose - **safety** - of sidewalk sheds must be the first and foremost consideration. ■

Green tax cuts for restoration project

Included in the **ARRA** of 2009 are strong incentives for building and home owners to consider going green. Green is not a new buzz word in our industry. Presently, as the scale weighing the “costs to the recipient” versus the “benefit received by the recipient” evens out, the tax incentives to finally go green might tip in favor of the “benefit received.”

Interestingly, building owners can receive a 30 percent tax credit with no upper limit for using solar energy systems – of course, with a few exceptions.

Solar water heaters and solar panels

By Rygo E. Foss
Risk Management

are included as solar energy systems. **Solar Panels or Photovoltaic Systems** are solar cells that capture light energy from the sun and convert it directly into electricity. Solar water heaters come in a wide variety of designs, all including a collector and storage tank, and all using the sun’s thermal energy to heat water. Solar water heaters are typically described according to the type of collector and the circulation system. Installation

costs are included in the credit.

At least half of the energy generated by the “qualifying property” must come from the sun. The system must be certified by the **Solar Rating and Certification Corporation (SRCC)** or a comparable entity endorsed by the government of the state in which the property is installed.

For more information including how to apply, visit http://www.energystar.gov/index.cfm?c=tax_credits.tx_index ■

The Graybar Building

By Daniel Callahan, *Project Manager*

420 Lexington Avenue, a.k.a. the Graybar Building opened its doors in 1927 to much acclaim. At approximately 1.4 million square feet it was the largest office building in the world.

It was around this time, between 1900 and 1930, that the area known as midtown really began to sprout up around Grand Central Terminal. Approximately 15 significant buildings were built in the immediate neighborhood during this period, among them the Fred F. French Building, also designed by the same architectural firm of Sloan & Robertson. The Chrysler building, one block to the east, opened in 1930 using the same artist that finished the Graybar passageways to create the Ceiling Murals in its lobby.

The Graybar Building stands sentry to Grand Central Terminal, sharing many of the same halls and passageways, providing seamless access to both locations. The building's name, Graybar, came from its anchor tenant, Graybar Electric Company which was the largest distributor of electrical and telephone equipment at the time.

Rich in history, the Graybar Building continues to be a significant landmark, housing many of the largest and most prominent corporations in New York City, among them the buildings' owner, **SL Green Realty Corp.**; one of the city's premier real estate owner/operators.

Due to its prominence the Graybar Building has been meticulously maintained over the years. The most recent major restoration was performed by Skyline Restoration, and included a com-

The project included the restoration of a broad spectrum of architectural elements



PHOTO: GEORGE CONSTANTINOU

plete list of envelope repairs. Among the repairs were highly decorative stone and masonry parapets, decorative masonry lintels, various façade waterproofing elements and several setback terrace restorations. Some of the project challenges included working in and around fully operational commercial tenants and coordinating with adjacent properties that share a main service driveway that include, the Met Life Building, the Grand Hyatt, the U.S. Post Office and the MTA.

Completed in mid 2009, we have learned a great deal about this prominent New York City property and look forward to being part of maintaining its opulence for many years to come. ■

PRESERVATION AWARD

Continued from page 1

supervised every phase of this Local Law 11 project with a mindful eye and a loving determination.

Skyline Restoration was chosen to perform the challenging work on the MacIntyre Building because of our extensive experience in stone façade restoration and our reputation in the industry. Executive Vice President **John Tsampas** in conjunction with the project management team of **Adam Seminara** and **Stephan Andreatos** were responsible for every aspect of the restoration.

Throughout the almost two-year restoration period, the collaborative effort between Superstructures and Skyline Restoration ensured that the original fabric of the existing building would be retained wherever possible. **Joan Berkowitz**, conservator for Superstructures, recommended the least intrusive methodology for the restoration of the stone elements.

Existing cracks in terra cotta and limestone elements were

repaired with a sophisticated epoxy grout injection product, provided by **Cathedral Stone Products**. For the cleaning phase of the work, it was determined that a low pressure/mild detergent combination was the most effective, least damaging, and environmentally friendly procedure. Terra cotta and limestone patching were exceptionally challenging due to the vast color variances inherent in the natural stone. The patching mortar was frequently color customized on site in order to seamlessly blend with the existing adjacent stone. Skyline Restoration's veteran foreman **Javier Santos** performed admirably in this respect.

Where patching was not viable, terra cotta stone replacement was specified and manufactured by **Boston Valley Terra Cotta**.

We, at Skyline Restoration, congratulate the MacIntyre Building for their dedication to preserving the historic fabric of our city and are proud to be associated with this project.

For more information: http://www.nylandmarks.org/events/moses_awards ■

Top applicator of Kemper System



(L-R): Andreas Wiggenhagen Managing Director of Kemper System Germany, Jasen Geraghty and John Tsampas of Skyline Restoration, Ulrich Hocker Chairman of the Board IBG, Marc Baberuxki of Kemper System Germany, Eugene Wasiaak, Krystzof Dobrzanski, and Brian Kelly of Kemper System US.

By Jasen Geraghty, *Business Development Executive VP*

On March 1, 2010, Skyline Restoration was recognized by **Kemper Systems Inc.** as a top installer of Kemper waterproofing and roofing membrane products in the New York tri-state area.

The recognition took place at the grand opening event of a new Kemper facility in Buffalo, New York. The two-day event brought together Kemper executives with top installers, like Skyline Restoration, in a celebration and relationship building event.

Skyline Restoration president, **John Kalafatis** stated, "[We] are proud of our relationship with Kemper and look forward to combining our high-quality craftsmanship with their industry leading products for many years to come. The collaboration of our efforts provides our clients with the finest of services." ■



World of Concrete 2010

By Pete Rose, *Estimator*

Skyline Restoration was recently represented at the 2010 World of Concrete Convention in Las Vegas. The show is an annual international event that showcases technologies, vendors, and techniques that can help construction and restoration companies to better serve their clients. Seven Skyline Restoration attendees were exposed to exciting new products and techniques that introduced methods to increase efficiency both on the administrative and the production fronts.

As part of the convention, Skyline Restoration representatives were afforded the opportunity to attend seminars covering a variety of topics that influence productivity and efficiency. Some of the subjects covered included *How to Effectively Control Project Time and Cost*, *How to Estimate & Manage Labor Costs for a Project*, and *How to Implement Change Successfully*.

The convention provided a forum for Skyline Restoration to experience and learn from the ever changing technologies and advancements in the field of building restoration. ■

Certification for Lead-based Paint Renovations

By Mike Yurechko, *Director of Safety*

Skyline Restoration is set to meet the April 22, 2010 deadline imposed by the **Environmental Protection Agency ("EPA")** for Lead Based Paint certification for all supervisors and construction foremen. Substantial fines will be imposed on companies who are non-compliant.

The new rule from the EPA directly affects general and specialty contractors performing renovation of any housing constructed prior to 1978 or any public or commercial facility constructed prior to 1978 where children are present on a regular basis, such as a day care center or school.

Federal exemptions include minor repair or maintenance work involving an area no larger than 6 sq. ft. of interior painted surface (20 sq. ft. for exterior), renovations by an owner to their own residence or a certification that the work area is free of lead-based paint (as determined using an EPA recognized test kit). New York City minimums are expected to be more stringent.

Renovations within the targeted areas must be EPA certified and follow specific work practices to prevent lead contamination. This includes informing residents prior to work commencement, of contamination prevention procedures, setting up safe work areas which include control and containment, ensuring workers safety, minimizing dust, daily clean up and disposal of debris.

For more information: <http://www.epa.gov/lead/pubs/leadinfo.htm#remodeling> ■



Skyline Restoration's
Second Annual Golf Classic
benefiting **SmileTrain**

Monday, July 19, 2010

The Village Club of Sands Point
Thayer Lane, Sands Point, NY 11050

For more information:
www.SkylineRestoration.com/SmileTrain.html
or 718.937.5353