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SKYlines

A SKYLINE RESTORATION PUBLICATION



COMMISSIONER LA ROCCA AT NYCSRA'S ANNUAL TECHNICAL EVENT WITH DOB

A record-breaking full house of contractors, vendors, safety professionals, architects, engineers and many more from the construction and design community filled the main dining room at Club 101 in Manhattan on October 10, to hear the new DOB Commissioner and a team of high-level DOB representatives speak at the annual Technical Event hosted by the **NYC Special Riggers Association (NYCSRA)**.

Commissioner Melanie La Rocca (photo) thanked all for coming and for the vitally important work they perform daily for the City.

"Your success is our success," she said, stressing that "Our goal is

HOW IS THE INDUSTRY PREPARING TO MEET THE DECEMBER 1ST SITE SAFETY TRAINING DEADLINE

December 1, 2019. The Sunday following Thanksgiving. That is the deadline for compliance with Phase 2 of site safety training for Local Law 196 of 2017, requiring all construction and demolition workers at a site mandating a site safety manager to have a minimum of 30 hours of training and all supervisors to have 62 hours. On September 1, 2020, workers will need to have an additional 10 hours of training, bringing the total number of required hours to 40. The December date is just over six weeks away from the publication of this issue of *SKYlines* and penalties for non-compliance are steep. Is the industry prepared for the much-anticipated rush?

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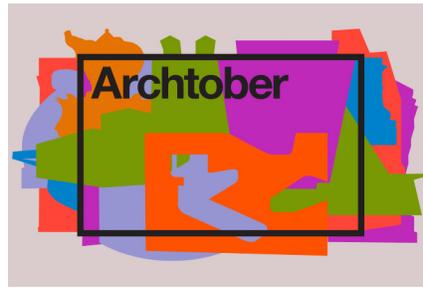
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FIVE BOROUGHES

ARCHTOBER 2019: NEW YORK CITY'S ARCHITECTURE & DESIGN MONTH IS ON

Archtober, the annual month-long celebration of architecture and design in New York City that runs through the month of October, has expanded its program this year with new partnerships that include NYC's public library system and weekend getaway partners.

The festival, now in its ninth year, brings together more than 80 partners throughout the city's five



boroughs to celebrate the importance of design and the built environment. Participants include the **Museum of Modern Art**, **Cooper Hewitt**, the **Guggenheim**, **Central Park Conservancy** and the **National September 11 Memorial & Museum**.

The **American Institute of**

Architects New York Chapter and the **Center for Architecture** have announced more than 100 tours, lectures, films and celebrations, offering behind-the-scenes peeks at the buildings that give this metropolis its distinct character.

For a complete list of events please visit 2019.archtober.org

Open House NY: October 18-20
Every October, **Open House New York Weekend** unlocks the doors of New York's most important buildings, offering an extraordinary opportunity to experience the city and meet the people who design, build, and preserve New York. Get the event guide at <https://ohny.org/>

RESTORATION BEGINS AT NEW YORK STATE PAVILION'S OBSERVATION TOWERS

The New York State Pavilion's observation towers at the former World's Fair site in Flushing Meadows-Corona Park will finally be restored. As *CurbedNY* reports, the project is expected to be completed in March 2021.

Designed by **Philip Johnson** and **Lev Zetlin** for the **1964 World's Fair**, the Pavilion and its towers, were meant to be temporary but remained in place because, according to the **Landmark Preservation Commission** in 1995, they were "too expensive to tear down." The towers have been significantly deteriorating, and efforts to preserve the worn-out observation towers had failed due



A rendering of the restoration project at the former World's Fair site in Flushing Meadows-Corona Park in Queens.

to lack of funding.

But in 2017, the project received \$14.25 million in funding. According to the NYC Parks Department, the project now has \$24.097 million in funding from the **Mayor's office**, **Queens Borough President Melinda Katz**, and the **City Council**.

The project will include architectural lighting in the three observation towers and the Tent of Tomorrow, structural conservation work, and waterproofing for the towers. According to the **NYC Parks Department**, upon restoration the towers will not be publicly accessible.

ENGINEER'S CORNER

PARKING STRUCTURES: NOT THE NEW FAÇADES

By Paul Millman, PE, RA

SUPERSTRUCTURES ENGINEERS + ARCHITECTS

Garage owners—whether in New York City or the Empire State in general—know that free parking is only a thing in Monopoly. Yes, parking structures are revenue centers, but all the more reason to inspect and maintain them, especially now that most will be subject to new inspection requirements. Last year, in response to an upstate parking garage collapse, New York State passed a rule that amends its Building Code to mandate a garage inspection program.

This new State program requires two things: inspection by a qualified, New York State Professional Engineer and submission of their Conditions Report. The report must categorize any deterioration requiring immediate repair, identify conditions deemed safe once repaired, note problems which could lead to deterioration and unsafe conditions, and propose corrective options.

The New York City Department of Buildings is developing its own version of the State's new inspection rule. Superficially, it may resemble the City's Façade Inspection Safety Program (FISP, aka Local Law 11), already familiar to many building owners. But alarms that "garages are the new façades" are misleading for several key reasons: façades are constantly exposed to the elements, whereas most parking structures in the five boroughs are protected below grade; façades can be 100 years old or more, while most parking garages are half that age (or newer); as horizontal structures, garages are more easily inspected—using a step ladder instead of rigging or boom trucks; and garage inspections require a PE, whereas façade inspections allow either a PE or a RA. So in most respects, garage inspections in the City will be more easily accomplished—and potential defects more easily remediated—than their façade equivalents.

Whether you own a garage in White Plains that's already subject to a schedule of inspections [see the State's assessment schedule below] or have one in Queens and await the City's adaptation of the program, be proactive in getting your garage



PHOTO: SUPERSTRUCTURES ENGINEERS + ARCHITECTS

New York State passed a rule that amends its Building Code to mandate a garage inspection program. This new State program requires inspection by a qualified, New York State Professional Engineer and submission of a Conditions Report.

inspected and repaired now. File a clean report and avoid the inspection rush and repair headaches when demand is high. And if you own a garage that could be considered a "classic," you should follow this developing story closely.

NEW YORK STATE PARKING GARAGE CONDITION ASSESSMENT SCHEDULE	
DATE OF CONSTRUCTION	INITIAL CONDITION ASSESSMENT COMPLETED BY
Prior to 1/1/1984	10/1/2019
1/1/1984 - 12/31/2002	10/1/2020
1/1/2003 - 8/29/2018	10/1/2021

How Is the Industry Preparing to Meet the December 1st Site Safety Training Deadline?

Continued from page 1

How are you getting the word out about the site safety training requirement?

JAKE TOTH, CHST, DIRECTOR, ANDROMEDA ACADEMY OF CONSTRUCTION TRADES:

"We are getting the word out about site safety training requirements in many ways: through our website, direct mail advertisements, social media, and mobile technology. We are also networking with other professionals and business owners and building partnerships with related organizations."

PETER AMATO, PRESIDENT, SITE SAFETY LLC:

"We conduct free seminars, send fliers, place ads, attend networking events, etc."

REBECCA DEMARCO, MANAGER, AND ROBERT DEMARCO, PROGRAM DIRECTOR AND SENIOR INSTRUCTOR, SWING STAGING TRAINING & SAFETY LLC:

"We spread the word of this new requirement by email and we are also developing a social media presence."

Are you being flexible to accommodate workers' schedules?

JT: "At Andromeda Academy, we understand that accommodating needs is a trend that is building. Therefore, we offer many of our programs on evenings and weekends. Our evening classes allow students to work during the day or care for a family member. Our weekend sessions make great opportunities to network as well. Fifty percent of our students take some classes either evenings or weekends. We also offer flexible scheduling for employers to

minimize their employees' downtime".

PA: "We perform training during working hours, evenings, and weekends. Most classes are at night".

RD/RD: "We hold a majority of our classes evenings and weekends to accommodate the students who work during the day – roughly 80% of the student population".

Do you anticipate a huge rush in the fall?

JT: "Andromeda Academy of Construction Trades LLC is increasing its capacity in response to expected demand during the months of October and November. We have hired additional instructors and increased classroom space to accommodate the growing number of registrants. Andromeda Academy also has space that is unique in NYC – a 3,150 square foot indoor training area of adaptable space designed to suit specific needs".

PA: "Although we have trained thousands of construction workers, we anticipate a big rush in November, yes".

RD/RD: "Yes, we expect a rush in early fall. We have scheduled multiple classes to accommodate and are willing to add more if there is a demand".

Do your trainers employ any special methods to keep workers engaged?

JT: "It is imperative that we make our classes interesting and participative. There are many ways that we can break up training sessions and keep trainees

attentive and involved. These include: quizzes, small group discussions, case studies, active summaries, Q&A sessions, and role playing".

PA: "We employ the best instructors available, who possess many years of experience in construction safety and training. They are dynamic and utilize engaging training methods".

RD/RD: "Since the majority of our courses are held evenings, our trainers have developed strategies to keep the students engaged and interested in learning the topics".

Do you offer any financing options?

JT: "We accept several types of payment and offer group discounts, as well".

PA: "We offer discounts to large groups, community organizations, charitable associations, and often perform free training classes to the industry".

RD/RD: "We do not have any discounted rates, but we do offer payment plans if the customer needs it".

Are you offering online training?

JT: "I personally prefer face-to-face training. Students tend to underestimate the virtue of meeting their instructor as well as other students in the class. Online training creates a monologue rather than a real dialogue in the learning atmosphere. That said, we do plan to conduct certain online classes in the future. Thanks to online learning platforms, a physical classroom is no longer the only place to gain an education. Online training is a huge cost saver



SKYLINE PRESENTS AT NORTHWELL HEALTH'S SAFETY SYMPOSIUM

Skyline Restoration was invited to present at the Northwell Health's annual Safety Symposium that took place on September 26, 2019 at the Feinstein Institute, in Manhasset, NY. In the photo, Jasen Geraghty, Skyline's Vice President, presents NYC Department of Buildings' new job site safety requirements. Skyline Restoration has recently completed construction projects at Northwell Health's Northern Westchester Hospital and Lenox Health Greenwich Village.

for organizations and individuals. Utilizing the internet for improving our skills is the ultimate way to add value. To make this kind of training experience more engaging, collaborative, and interactive, we have to set up a system for trainees to ask questions and receive support. Web conferencing tools can be used to allow learners to interact with geographically dispersed colleagues. Forums, blogs, and social media platforms are also ideal for online group discussions".

PA: "We do offer some courses online, but do not support this path for students. We believe that there is no better instruction than hands-on, in-person training".

RD/RD: "We do not offer online training at this time. We believe training in person is the best way for the students to take the course.

We have materials here that they can see, touch and feel – this way, when they are out in the field they will remember what they learned here".

Have you developed a system to issue DOB-approved SST cards as well as a record-keeping system?

JT: "Yes, we have been among the first course providers that developed a card format and record-keeping system that complies with DOB's requirements and recommendations".

PA: "Yes, absolutely. We are a DOB and IACET approved training institute. We pride ourselves on our integrity and consistently adhere to all of the requirements".

RD/RD: "Yes, we have developed a system to ensure compliance with the DOB recommendations".

NEW DOB REQUIREMENT: SITE SAFETY TRAINING INFORMATION SIGNS AT CONSTRUCTION SITES

As of October 15, new worker safety information signs must be posted at construction sites where site safety training is required. The signs contain specific information about required worker safety training, including all site safety training deadlines and the number of required training hours. The signs must be clearly visible to all workers and be in languages used by workers to communicate at the construction site. They must comply with the new requirements in size, design and material. DOB has created templates in multiple languages available for download at <https://www1.nyc.gov/site/buildings/safety/sst-safety.page>

A searchable map of all DOB-approved course providers and worker information centers citywide can be found at: https://www1.nyc.gov/assets/buildings/html/course_providers.html

RESIDENTIAL

PROJECT

RESTORATION AT ADEE TOWER IN THE BRONX

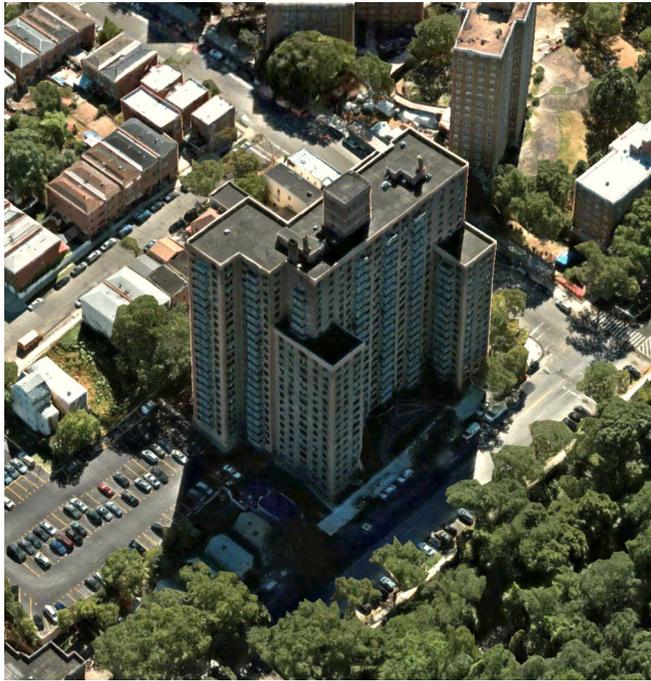


PHOTO: GOOGLE MAPS

Adee Tower Apartments is a coop building located at 3000 Bronx Park East in the Bronx, in the area commonly known as Williams Bridge. Built in 1961, this 20-story elevator building contains 297 apartments listed in the Mitchell Lama Development Program.

In 2018 **Skyline Restoration** was commissioned to perform restoration and renovations throughout the building. Under the direction of **Paradigm Architecture**, Skyline is performing exterior restoration that includes roof replacement, pointing, brick replacement, expansion joint installation on every floor and complete removal and installation of new doors and windows throughout the Tower.

In addition, Skyline is to modernize the three passenger elevators, upgrade all mechanical HVAC and electrical installations and gas service system.

The project is scheduled to be completed by the end of the year.

Owner: Adee Tower Apartments, Inc.
 Manager: New Bedford Management Corp.
 Architect/Engineer: Paradigm Architecture Design & Consulting

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

Commissioner La Rocca at NYCSRA's Annual Technical Event with DOB

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to ensure that all New Yorkers are in a safe space."

DOB representatives **Patrick Wehle**, Assistant Commissioner, External Affairs; **Bernie Ross**, Director of Construction Safety Enforcement; and **Geoff Eisele, P.E.**, Executive Engineer of Safety Operations, answered a multitude of probing questions including:

Q: Will the December 1 deadline for training required under Local Law 196 be extended?

A: The DOB has no intention of moving back the date. The numbers we're getting regarding training are encouraging. We regularly monitor course providers.

Q: Will standardized SST (Site Safety Training) cards be issued by a single provider?

A: The recognized course providers are adhering to the rules set for SST cards. Further down the road there may be one organization issuing all cards.

Q: The Building Code currently used is from 2014. When will there be a new one?

A: The hope is that a comprehensive code revision will be made by the end of 2020.

Q: What role do the new DOB units play now that the B.E.S.T. Squad no longer exists?

A: The Construction Safety Compliance Unit proactively inspects on a regular basis; the Construction Safety Enforcement Unit responds to complaints.

Representatives also reminded the group that a violation results in fines for the owner, permit holder and subcontractor.

Q: If a worker forgets to bring his or her card to a site one day, will a violation and fine be issued?

A: Yes, but that can be corrected if it can be proved that the worker has the required training and the appropriate card.

DEFINING THE SPECS: WHAT INFO SHOULD A SITE SAFETY ID CARD CONTAIN?

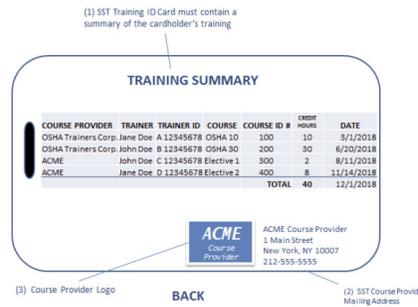
NYC DOB approved course providers are authorized to issue a Site Safety Training (SST) Card to any individual who completes the DOB required courses regardless of where the course was taken. According to the DOB, the design and information for any SST ID card is uniform.

DOB recommends that the cards are wallet-sized and contain specific information and security features:

FRONT OF CARD

Should include:

- 1) A banner across the card indicating that it is a New York City Site Safety Training Identification Card.
- 2) Document security features designed to deter forgery and counterfeiting such as a QR code.
- 3) A unique identification card



(3) Course Provider Logo (2) SST Course Provider Mailing Address

number which cannot be the person's Social Security Number.

- 4) The person's photograph.

- 5) The name and signature of the card holder.

BACK OF CARD

Should include:

- 1) The date of course completion and indication of the card's category: temporary, limited, site safety, or site safety supervisor.
- 2) The expiration date of the card.
- 3) The name, address and phone number of the course provider; the trainer's ID number.
- 4) A summary description of the type of training and credit hours completed.
- 5) A course provider logo – optional but recommended

For details on the Site Safety Training ID cards, see pages 4-12 at: https://www1.nyc.gov/assets/buildings/pdf/site_safety_id_card_guidelines.pdf

SITE SAFETY TRAINING GRANTS TO SMALL CONSTRUCTION FIRMS

The **NYC Department of Small Business Services (SBS)** announced that SBS is accepting applications from small construction firms for a one-time grant to offset the cost of Site Safety Training.

Small construction firms located in New York City with 1-15 employees, and NYC-certified M/WBE construction firms with 1-15 employees in the region, are eligible for the one-time grant designed to help businesses comply with the site safety training requirements of Local Law 196 of 2017. The August press release notes that "Up to 40,000 construction workers can benefit from Site Safety training through this program" and that "the cost of training a single worker can be as much as \$1,500."

Gregg Bishop, commissioner of the Department of Small Business Services, says, "These grants will

allow small construction firms to provide necessary training to their workers more quickly, and help them to thrive in this key economic sector."

Here's how it works:

Businesses choose a training provider from a DOB-approved list. Eligible firms apply for the grant online or call 311 for more information. Following the training, the businesses submit information that demonstrates eligibility and the completion of training with an authorized provider. An analyst reviews the application. SBS will provide up to 100% reimbursement within two months after the application is finalized.

<https://www1.nyc.gov/site/sbs/about/pr20190815-sitesafetygrants.page>



PHOTO: EVAN ANGELASTRO



MOSAIC ARTSPACE, A NEW CONCEPT IN GALLERY DESIGN, OPENS IN LONG ISLAND CITY

MOSAIC Artspace, an innovative new concept in gallery design housed within the expansive 85-foot long entryway and soaring ceilings of the award-winning **Andromeda Building** in Long Island City, opened on May 4 with the inaugural exhibit,

“Garnering Images” by **Demetrius Manouselis**, and on June 21st, MOSAIC Artspace presented **Mike Cockrill’s** first solo exhibition in NYC since 2014, titled *“Drawn From Life 2004-2019”*.

Visitors at the opening

receptions observed the wonderful synergy that exists between the space, filled with skylights and windows that allow natural light to flood in plus 22 ft. high ceilings equipped with rows of spotlights and hanging, angled fluorescent fixtures that

create an almost aviary-like sense upon entering. Having the addition of the art gives a sense of completion to walls that were previously welcoming in their brightness, yet starkly blank, as if waiting/wanting to be filled. As one visitor noted, “The art complements the space; the space complements the art.”

MOSAIC hopes to outreach into the community with programs involving schools, colleges and more. While the primary goal remains to have a visual gallery for paintings, sculptures and photography, the building has facilities such as an auditorium that enable video presentations, poetry readings and more. For more information visit mosaicartspace.com.

DESIGN BY THOMAS HEATHERWICK



THOMAS HEATHERWICK’S PIER 55 SCULPTURAL CONCRETE POTS NEAR COMPLETION IN CHELSEA

The large concrete pots that form the foundation of Thomas Heatherwick’s Pier 55 park over the Hudson River are close to completion. As reported by *New York YIMBY*, these massive, funnel-shaped components are anchored to a number of individual concrete piers and create a striking appearance from the shore. They serve to support the pier’s undulating, rolling terrain and varying topographical elevations, which will eventually be covered in a lush landscape of vegetation and greenery. The 2.7-acre park features a total of 425 piles and is being managed by the Hudson River Park Trust (HRPT). Mathews Nielsen Landscape Architects, P.C. is designing the landscaping.

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