

SKYLINES

#38

VOLUME ELEVEN
FALL2020/WINTER2021

FOSTERING A "CULTURE OF SAFETY"

Safety remains first and foremost as DOB expands its scope and commits to helping the industry "grow, learn and teach". p6

SST DEADLINE EXTENDED

The New York City Council voted to extend the deadline for workers to acquire 40 hours of site safety training to 3/1/2021. p17

RELIEF AMID THE PANDEMIC

Generous and kind donors, supporters, and partners make Skyline's 12th Annual Charitable Golf Classic a big success. p18



HOW AN OUTDATED LAW IS HAMPERING NY'S ECONOMIC RECOVERY AND WHAT THE GOVERNOR CAN DO RIGHT NOW!



**NEW YORK
BILLION DOLLAR FIX
2020**



Watch the Video
BillionDollarFix.nyc

SCAFFOLD LAW
COSTS NEW YORK TAXPAYERS
\$1.1B*

NEW YORK PRIVATE BUSINESSES
\$2.2B*

*ANNUAL COST ESTIMATE

ACTUAL COSTS FOR 2019:
NEW YORK TAXPAYERS: \$785M** - NEW YORK PRIVATE BUSINESSES: \$1.49B***
**The Cost of Labor Law 240 on New York's Economic and Public Infrastructure. The Urban & Infrastructure Institute for Government, 2019.

**New York City and New York State
combined are experiencing a \$755
million loss in tax revenue compared to
last year.**

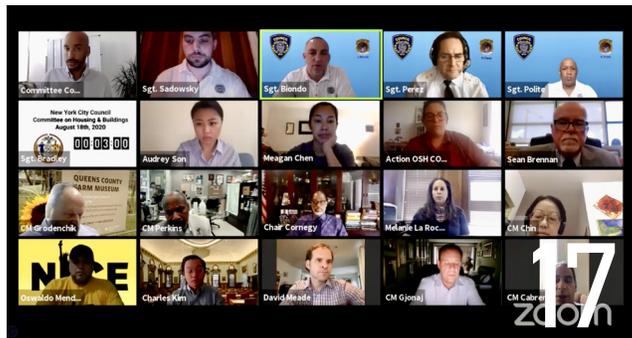
REBNY - October 15, 2020

First enacted in the late 1800s, New York Labor Law sections 240/241, commonly called the "Scaffold Law" holds contractors and property owners absolutely liable for

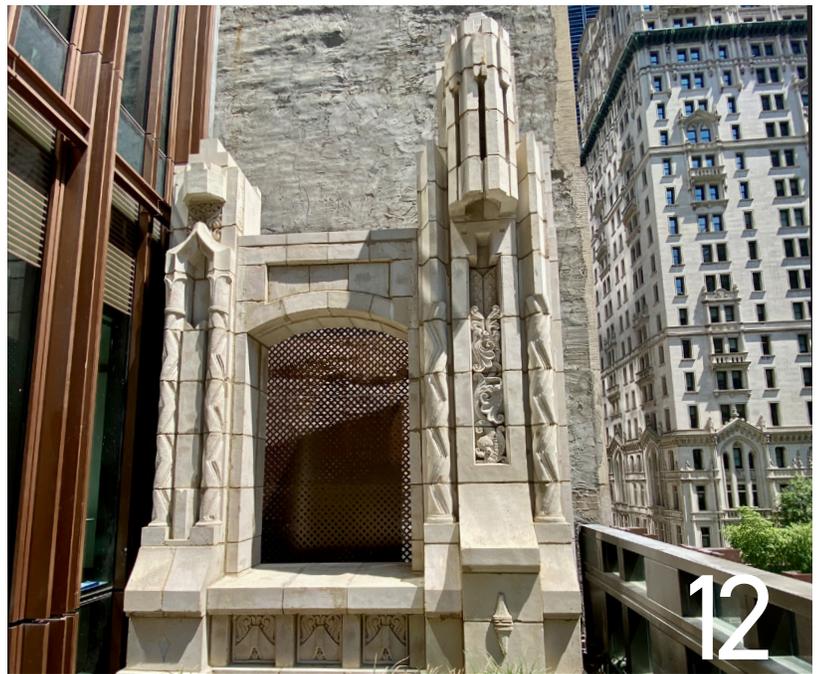
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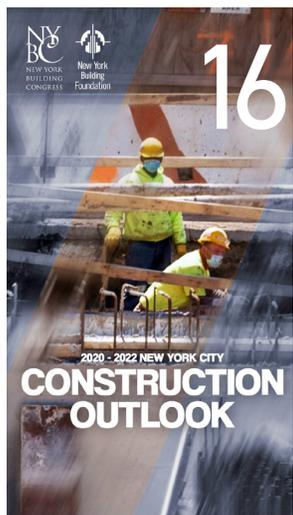
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**RACISM
IS NOT AN OPTION.**

**SILENCE
IS NOT AN OPTION.**

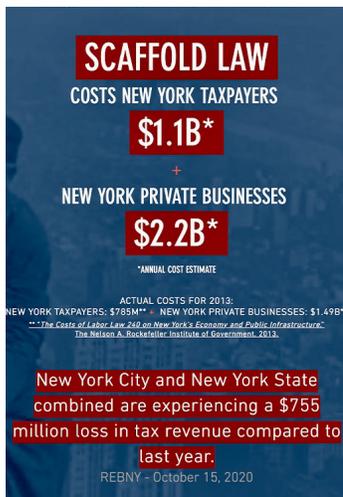
**CHANGE
STARTS WITH US.**

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WITH RELEASE OF VIDEO IN SUPPORT OF “SCAFFOLD LAW” MORATORIUM

BILLION DOLLAR FIX POINTS WAY TO NY ECONOMIC RECOVERY



Following up on their urgent appeal to Governor Andrew Cuomo asking him to use his executive authority to issue a 12-month moratorium on the “absolute liability” provisions of the “anachronistic and inequitable” “Scaffold Law” (see SKYlines Issue 37), a broadening coalition of New York City and State construction, real estate, and non-for-profit organizations— have posted a video titled “New York Billion Dollar Fix 2020” to their new website, BillionDollarFix.nyc.



“The state governments have gotten precisely zero (0), zilch, nada... We need financial resources to stabilize the state.”

Andrew Cuomo, New York Governor

How an outdated law is hampering New York State’s economic recovery, and how this “fix” can release billions of dollars into the struggling economy and create thousands of jobs.

The statute, comprised of New York Labor Law sections 240/241 and commonly known as the “Scaffold Law,” holds contractors, property owners and their agents, absolutely liable for any gravity-related injuries sustained by a worker, irrespective of gross negligence on the part of the worker.

The video explains the origins of the law in the late 1800’s, when worker protections were scant at best, and goes on to show how the creation of governmental agencies and the advancement of worker rights and protections since it was enacted, have made “Scaffold Law” not only obsolete, but have also turned what was intended as a shield of protection into a sword

of abuse.

At the heart of the argument, the video explains how the Governor of New York has a unique opportunity to help jumpstart the economy. Due to the Covid-19 pandemic state of emergency, the Governor can use his executive authority to issue a 12-month moratorium on the provisions of the “Scaffold Law” from absolute strict liability to comparative fault and save billions of taxpayers’ —and private businesses— dollars in insurance costs. These billions can be better invested in the badly needed infrastructure projects and help generate thousands of jobs in the construction industry and other businesses in the state, without affecting any of the workers’

rights and protections in place. The video states numerous facts supporting the repeal of the “Scaffold Law”.

Infrastructure

- It costs more to build infrastructure projects in New York than anywhere else in the world.¹ A mile of subway in NYC costs \$3.1B versus \$928M in American cities like San Francisco, or \$400M in similarly dense cities like Tokyo.
- Insurance costs on the Second Avenue Subway ballooned from \$93M to \$554M, a rise blamed on the Scaffold Law.²
- The Scaffold Law is estimated to have added \$200M - \$400M to the cost of the Mario Cuomo bridge.³

- Liability costs on one joint New York/New Jersey bridge project are more than double on the New York side, strongly suggesting that state laws, not construction costs, are to blame for the cost increase.⁴
- Across the state, the Scaffold Law is estimated to add over \$785M in annual costs to public projects.⁵
- On a per project basis, the Scaffold Law is estimated to add an additional 7% to large-scale construction projects.⁶
- The Scaffold Law hinders disaster relief, as evidenced by Habitat for Humanity and several other non-profits struggling to get insurance for rebuilding projects in the wake of Superstorm Sandy.

Insurance

- Most national insurers will not write construction policies in New York and some of the few remaining insurers have stopped writing policies in the last few years.⁷
- Insurance availability threatened the Owner-Controlled Insurance Program of the New York School Construction Authority (SCA) which provides insurance to over 800 M/WBE firms.⁸

Education

- The New York School Boards Association estimates that the Scaffold Law costs upstate schools \$200M annually.
- In 2013, the New York School Construction Authority was nearly unable to get insurance for its \$2 billion capital program, despite an excellent safety record. The new insurance costs are \$240M for 2014, nearly triple that of the previous year.⁹
- The SCA's increased insurance costs are equivalent to 8-10 new schools over a 3-year period.¹⁰



"I speak to our members every day and I can tell you we desperately need this. We need this change from the governor. It will help keep our companies afloat and our workers working."

Veronika Sikorski (President of the New York City Special Riggers Association, Licensed Special Rigger & NYC Construction Business Owner)



"Illinois was the last state that had a similar statute, they redeemed it in 1995 and, after that happened, the amount of accidents went down, the amount of construction went up and the insurance premiums leveled off with the rest of the country."

James Fenniman (Insurance Executive & Adjunct Risk Management Professor at St. John's University)



"You're talking about a billion dollars of money that's going into people's pockets because they're fighting an unfair fight. Let's make it fair."

Michael DiFonzo (Licensed Site Safety Manager, Licensed Concrete Safety Manager, Licensed Special Rigger & NYC Construction Business Owner)

Law

- The problematic absolute liability of the Scaffold Law is not written into the original law. Rather, it is the result of judicial interpretation, suggesting that this was not the original legislative intent.
- The number of Scaffold Law cases has increased 500% since 1990, despite a drop in overall construction injuries.¹¹ A contributing factor to these

claims is the compensation arrangement of plaintiff's attorneys. Suspect and often frivolous claims would not be pursued but for the absolute liability provision of the law.

Public Support

- Progressive Speaker of the New York City Assembly, Corey Johnson, called for repealing New York's Scaffold Law in his plan to fix the MTA.¹²
- Over half of the state's county

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governments have passed resolutions supporting the reform or repeal of the state's Scaffold Law.¹³

- New York is the only remaining state that has a law like the Scaffold Law. Illinois repealed its Scaffold Law in 1995, and construction-related fatalities decreased by 26% over 5 years.¹⁴

1-14: visit www.billiondollarfxc.nyc/footnotes

THE DOB 2020 DIGITAL: SAFETY, INNOVATION & SUSTAINABILITY CONFERENCE

FOSTERING A “CULTURE OF SAFETY”



DOB Commissioner Melanie E. LaRocca spoke at the Worker Safety Report Card session of the Build Safe | Live Safe Digital 2020: Safety, Innovation and Sustainability Conference. Presentations are available to watch on-demand at <https://www1.nyc.gov/site/buildings/about/construction-safety-week.page>

Safety remains first and foremost as the Department Of Buildings expands its scope and commits to helping the industry ‘grow, learn and teach’

“The pandemic has given us the opportunity to look at who we are, what we do, and why we do it. We’ve grown our scope, we’ve grown our repertoire,” said DOB Commissioner Melanie E. LaRocca, speaking on Friday, September 25, at the Worker Safety Report Card session of the Build Safe | Live Safe Digital 2020: Safety, Innovation and Sustainability Conference, the department’s first-ever free virtual event.

The presentation given by LaRocca and Deputy Commissioner, Enforcement Timothy Hogan culminated a week-long series of over 20 webinars on topics ranging from provisions of the new NYCECC code to storefront accessibility and tenant protection plans. “A culture of safety is the most important thing on a job site,”

said LaRocca, noting how the DOB’s job site education campaign helps workers learn ways to protect themselves and their surroundings. She pledged too that the DOB will always align itself with industry goals. “We have expanded our core mission but never lost sight of your core mission,” said LaRocca. “The DOB is more than just regulatory.” She pointed to a “transformation into a department that wants to help you grow, learn and teach.”

First Decline in Injuries and Incidents in Nearly a Decade

The year 2019 marked the first time in nearly a decade that injuries and incidents on site have declined. Construction-related incidents dropped 19.7% and total construction-related incidents with injuries fell 24.2%.

Heralding the statistic as “something we all should celebrate,” LaRocca was quick to offer widespread credit for the achievement: “Collectively as an industry we’ve all participated to make sure we get those numbers lower...This is something we’ve done together.”

Hogan applauded the reduced number of incidents saying, “This was accomplished in great part through the Construction Safety Compliance team initiative and the expansion of the Construction Safety Enforcement team.”

The centerpiece of DOB safety initiatives is Local Law 196 of 2017. The legislation, detailed in **Worker Safety Days 1 and 2** sessions (see page 8), mandates Site Safety Training (SST) on all sites requiring a site safety professional. Though the increase from 30 to 40 hours of SST has been delayed from September 1, 2020 to March 1, 2021 (see page 17), LaRocca urged all not to wait until the last minute to comply as “Safety doesn’t live by deadlines, it’s there every day.”

Sadly, the number of fatalities has not dropped, remaining at 12. The department will continue to commit resources to lower or eliminate the number. Hogan offered a comprehensive and sobering rundown of incidents and fatalities that occurred in 2019.

LaRocca concluded by asking: “What have we done in the past, what can we get rid of and what can we do differently in the future to make us faster, more efficient and safer? Safety being the priority of those three always.”

WINNERS OF THE “CARBON NEUTRALITY” AND “HACK THE BUILDING CODE” COMPETITIONS

The winners of the DOB’s Carbon Neutrality and Hack the Building Code Innovation Challenges presented their entries during keynote sessions at the DOB Digital 2020: Safety, Innovation and Sustainability Conference.

The competitions were launched earlier this year in partnership with the **Urban Tech Hub @ Company**. The “Carbon Neutrality” challenge solicited ideas to increase building sustainability. The “Hack the Building Code” innovation challenge sought ways to modernize and improve the city’s building code. The department received over 80

entries for both competitions combined.

The winners of the “Carbon Neutrality” challenge are: **Hydromx®**, the first commercially viable and academically recognized efficient heat transfer nanofluid for hydronic closed-loop cooling and heating systems enabling 20-35% energy savings of the associated HVAC bills; the **Radiator Labs’ Cozy** platform, a uniquely enabling proprietary system of smart, insulated radiator covers networked to central boiler control that reduces fuel consumption by 25% in all steam buildings; **WindowSkin®** by **WexEnergy**, an energy efficiency

retrofit for windows; and **Zinc8 Energy Solutions** providing zinc-air based, long-duration, low-cost energy storage systems. The “Hack the Building Code” innovation challenge winners are: **The Anchor Thread** by **Ajustco** which greatly reduces the need to drill in newly poured concrete by providing a ready to use anchor point available for use immediately upon stripping form work; **aROBOTICSCo.’s Imager Robot** requiring only two operators to perform more than four drops per day on a typical 25 story building; **Sterilyft**, an unmatched risk mitigation system for the purification

and sterilization of the interior elevator air; and **T2D2**, a tool for autonomous detection and classification of façade damage and deterioration from photographic and video images that complements hands-on inspections mandated by the NYC Façade Inspection & Safety Program (FISP). Winners did not receive monetary compensation. Information on the winners can be found at <https://www1.nyc.gov/site/buildings/about/pr-innovation-challenge-winner.page> and <https://www1.nyc.gov/site/buildings/about/pr-innovation-challenge-winner-bc.page>

RAIN GARDENS AND INFILTRATION BASINS TO REDUCE FLOODING IN SOUTHEAST QUEENS

On November 25, 2020, the New York City Department of Environmental Protection (DEP) announced that work has been completed on the construction of 170 specially designed curbside rain gardens and infiltration basins in the southeast Queens neighborhoods of **Queens Village, Wayanda and Cambria Heights** that have reduced roadway flooding and improved safety.

Each installation has the capacity to collect and absorb up to 2,500 gallons of stormwater during each rainstorm and it is estimated that in total they will capture over 17 million gallons of stormwater annually. There are currently more than 10,000 green infrastructure installations, either completed or in construction, across the city.

“We are investing \$1.9 billion to combat flooding and improve the quality of life for residents

and businesses in southeast Queens,” said **DEP Commissioner Vincent Sapienza**. “Stormwater management in New York City requires a multi-faceted approach, which is why we are building out a comprehensive drainage system as well as green infrastructure, including rain gardens, to naturally absorb stormwater.”

Rain gardens improve the environment by allowing rain to be naturally absorbed into the ground instead of flowing into the sewer system.

To date, more than 4,000 rain gardens have been built within the streets and sidewalks of New York City, with approximately 5,500 more in construction now and thousands more planned for the next several years.

If you have questions about rain gardens in your neighborhood, call 718-595-7599 or email raingardens@dep.nyc.gov.



Rain garden in Rego Park, Queens. These installations have the capacity to collect and absorb up to 2,500 gallons of water during a rainstorm. PHOTO: NYCWATER

WORKER SAFETY DAYS 1 AND 2

During consecutive sessions at the week-long Build Safe / Live Safe Digital 2020 Conference, the NYC Buildings Department presented the collected and analyzed data it uses to interpret the top causes of incidents at construction sites and determine preventive measures



“Falls are the leading cause of injuries and fatalities in NYC construction.”

Patricia Fernandez,
director of construction safety
standards & guidance

On Wednesday and Thursday, September 23 and 24, the DOB Digital 2020: Safety, Innovation and Sustainability Conference hosted consecutive sessions, Worker Safety Day 1 and Worker Safety Day 2, presented by Ausberto (“Ozzie”) Huertas, assistant commissioner for construction safety compliance and Patricia Fernandez, director of construction safety standards & guidance.

Responding to questions online were Ronald Mener, director of construction safety compliance; Christian Gandolfo, assistant chief inspector, construction

safety compliance; and Wilson Ortiz, Curriculum Developer. Buildings University.

Huertas explained that the department collects and analyzes data to interpret the top causes of incidents at construction sites and determine preventive measures. Daily pre-shift meetings and toolbox talks are critical as they identify tasks to be performed then outline necessary safety measures.

Huertas listed key Do’s and Don’ts at all job sites such as signing the logbook daily and maintaining a constant site safety presence during any absence of the construction superintendent.

A designated competent person, acting as an extension of the superintendent, must be a “worker with the ability to identify hazards and the authority to stop unsafe activities...[with] prompt corrective measures.”

Near Misses, Incidences and Fatalities

Near Misses are avoidable incidents that did not result in injury but could have had catastrophic consequences. They are “warning signs,” said Fernandez, offering case studies of errors including failing to tether tools, neglecting to check load capacity, or using undersized

shoring.

The 12 worker fatalities of 2019 resulted from falls (58%); "caught in-between" such as cave-ins or vehicle pinches (25%); and "struck by" such as a collapse trapping workers (17%). Complacency, warned Huertas, can easily prove lethal as "It only takes one time for something to happen. ...Don't take a chance, not even for one second."

Top Ten Violations

Fernandez listed the top 10 issued violations:

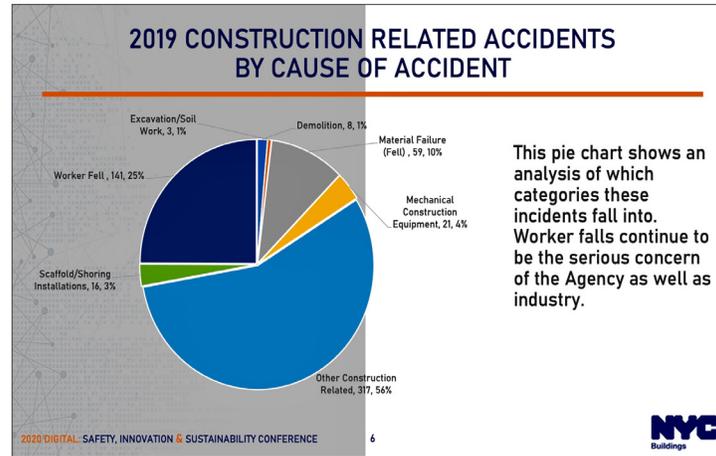
1. Failure to safeguard
2. Failure to provide pedestrian protection
3. Housekeeping failures (such as slips, trips and falls caused by the lack of a safe path of egress)
4. Failure to perform duties
5. Failure to install guardrails
6. Failure to follow approved drawings
7. Failure to obtain required training (site safety training and training on the proper use of tools and machinery)
8. Failure to file statements (such as an engineering report, not an incident report)
9. Filing false statements
10. Working without a permit

"Construction can be an inherently hazardous job, however the risks can be minimized and eliminated when workers are appropriately trained," said Fernandez.

Cold-Formed Steel, Trenches & Excavations, Controlled Access Zones

Worker Safety Day 2 detailed specific potential areas of risk. Cold-formed steel can be unstable and can compromise structural integrity if not fully braced and properly installed.

Trenches and excavations "can be the most hazardous if without precautions," said Fernandez. Solid, 8ft high construction



2019 CONSTRUCTION RELATED ACCIDENTS BY CAUSE OF ACCIDENT
This pie chart shows an analysis of which categories these incidents fall into. Worker falls continue to be the serious concern of the Agency as well as industry. GRAPHIC: NYC BUILDINGS

fences and guardrails are visible reminders of an excavation. They can prevent falls and protect workers inside and outside the site. Heavy equipment needs to be kept away from the edges of trenches.

Trench safety tips include inspecting trenches at the start and keeping loads and spoils at least two feet from the edges. Fernandez advised all that "Before chipping, digging or blasting, always notify the DOB one or two days in advance." Call 811 before digging, get a ticket number, then call 212-393-2550 with the ticket number.

Controlled access zones must be visible, clearly marked, often roped off areas. Proper signage needs to be in place. Huertas noted the importance of being aware of boundaries.

Fall Protection and Leading Edge Hazards

Saying that "Falls are the leading cause of injuries and fatalities in NYC construction," Fernandez noted that falls accounted for 38% of injuries and 58% of fatalities in 2019. She added that a person will fall two feet before becoming aware of the fall and "It takes one second to fall 16 feet, two seconds to fall 64 feet – the

height of a four to five story building."

Effective fall arrest systems include: anchorage; harness; lanyard or lifeline.

The hierarchy of controls is:

- Eliminate the risk – remove the hazard
- Substitute the risk involved
- Engineering controls – isolate workers from hazards – i.e. guardrails
- Administrative controls – change the way workers are performing tasks
- PPE – if no other control method is possible
- Fall protection systems include:
 - Guardrail systems
 - Safety net systems
 - Personal fall protection systems
 - Warning lines
 - Controlled Access Zones

Additional site safety information can be found on the **DOB Site Safety page**.

The first step of staying safe, said Huertas, is to "Be aware of your surroundings and know what is going on around you." Presentations, Videos and FAQs for the conference are now online: <https://www1.nyc.gov/site/buildings/about/construction-safety-week.page>

WORKERS' RIGHTS

Workers' Rights were highlighted on both Worker Safety Days of the Build Safe / Live Safe Digital 2020: Safety, Innovation and Sustainability Conference, reinforcing department efforts to strengthen communication lines with workers.

At an August NYC Council meeting on Local Law 196, DOB Commissioner Melanie E. LaRocca spoke of workers saying, "I believe strongly [they] need somebody to be their voice."

The rights are:

1. Right to a safe workplace.
2. Right to receive training information on hazards and how to prevent them.
3. Right to review records of work-related injuries and illnesses and to receive copies of test results.
4. Right to work in a safe environment – achieved through site safety training, having proper PPE, and knowing how to use tools and machinery correctly.
5. Right to report hazards and safety violations without fear of retaliation. Any worker who feels unsafe has the right to lodge an anonymous complaint with the department by calling 311 or reaching the DOB at 212-602-0431 (immigration status will not be asked).

SKYLINE RESTORATION SALUTES THE WOMEN WHO TAKE PART IN RESTORING THE BUILDINGS OF OUR HISTORIC CITY, AND PROUDLY PRESENTS ONE OF ITS OWN: JUSTINE MARIE COLLINS

“I CAN DO THIS”



“One of the most satisfying things for me is to walk the streets of Manhattan and say, ‘I had a part in building this.’”

Justine Marie Collins, Assistant Project Manager at Skyline Restoration’s exterior restoration and renovation project at One Wall Street.

“I can do this.” That’s what Justine Marie Collins always told herself every time she observed construction crews at work. Today, she is the Assistant Project Manager at Skyline Restoration’s exterior restoration and renovation project, at One Wall Street, which is part of the biggest office-to-residential conversion in the history of New York.

Florida-born Collins grew up in Bensonhurst Brooklyn, the middle child among five including two brothers and two sisters. Her father, who died when she was 11, was a shop steward with the Carpenters Union, an uncle was a master plumber, another was a craftsman in millwork and wood trim. She was the only girl in her high school shop class and the one her mother relied on to put things together: shelves, tables, chairs, toys. Family members hired Collins for various jobs, including installing alarms for her stepfather, a lock and alarm smith. “I loved it! I was always good with my hands and a problem solver. And they paid me, too!” she says. She studied business administration at Manhattan Community College while working full-time as a receptionist for a real estate firm and its GC subsidiary. “I asked questions. I learned how to read shop drawings,” she says. Soon she was laying out plans in the field to install mechanical, electric and plumbing (MEP) equipment. Encouraged by Ro Cutting her

“inspiration and mentor,” who, at the time, had a senior role at the firm, Collins decided to make her career in construction. She earned a Certificate in Construction Management at NYU, followed by a series of construction jobs with major GCs for over a decade.

All came to an abrupt halt when Hurricane Sandy demolished her Staten Island house. Collins relocated to Virginia for two years, living with her younger brother and his family and working on repairing beach properties.

A longing to return to high rise projects brought her back to the Big Apple, where a job on condo construction gave her the opportunity to watch work develop “from dust to finished project.”

In 2017, Collins reconnected with Wilson Cajilima, VP Production, whom she had met several years ago on one of Skyline Restoration’s project in New York City. Remembering her exemplary work, he called her in for an interview. Seeing that she had significantly expanded her experience and knowledge and that glowing references attested to her capabilities, he decided that she met Skyline’s standards for excellence and gave her the opportunity to join the company, which she happily accepted. He recognized early her ability to grasp the full scope of a project, no matter how large, and its challenges, then focus on ways to seek a collaborative solution.

“Justine is proactive ...she’ll never get stuck on a problem. She’ll always find a solution. She’s a team player, always cooperative, ready to help everyone - our crew, the other trades, the GC.”

Wilson Cajilima, VP Production, Skyline Restoration

He assigned her to the One Wall Street project, where she has stayed, and grown, in her Assistant Project Manager role for over three years. She remains undaunted by the magnitude of the One Wall Street project and its inherent responsibility, knowing full well that, at a Skyline project the expectations are unmatched. “It is the largest project I’ve ever been involved in,” says Collins who leaves her apartment in Alphabet City at 6 am to arrive on site by 7, where she starts her workday coordinating with foreman Dario Sucuzhanay, his restoration crew, and various subcontractors. “Skyline is hands down the best company I’ve ever worked for. It gives me the opportunity to

"Justine is passionate, hard-working, and dedicated. She ensures that the design intent is executed and maintained successfully throughout the duration of the project. I respect her work ethic – she wants the job done right."

**Kara Shypula, Assoc. AIA,
Hoffmann Architects**

Fearless girl statue on Wall Street, New York City.
Wollwerth Imagery - stock.adobe.com



"Justine is aware of the common goal. She never focuses on problems, only on solutions. Some people veer away from pressure, she embraces it."

Kevin M. Kelly, J.T. Magen

Graphic: onewallstreet.com

learn and grow and broaden my horizon," says Collins. She thanks Cajilima for his "trust and faith in me", and she points out that Skyline's president, Stephan Andreatos is always available to answer her call. She thanks Peter Oxenham, Skyline's senior estimator, for making his deep knowledge of the One Wall Street project, and his building restoration expertise, available to her.

Adaptability proved a valuable quality when the pandemic hit. Once the construction site reopened on June 1, Collins had to integrate multiple Covid-19 protocols. She continues to ensure that all requirements are

adhered to daily. Collins strongly believes that safety must always be first and foremost and she carefully schedules the day with foresight, as many subcontractors of various trades work simultaneously within the same space. "I have to be sure all my men and women go home safely at the end of the day," she says. Asked if being a woman in a traditionally male world is ever a hindrance, Collins responds, "I am very comfortable in my role here – I've gone on a Skyline fishing trip with 17 guys and it was great." She adds, "I won't allow disrespect. I've never felt that anyone thought I don't know what

I'm doing. Actually, everyone says 'go to Justine' when there's a question."

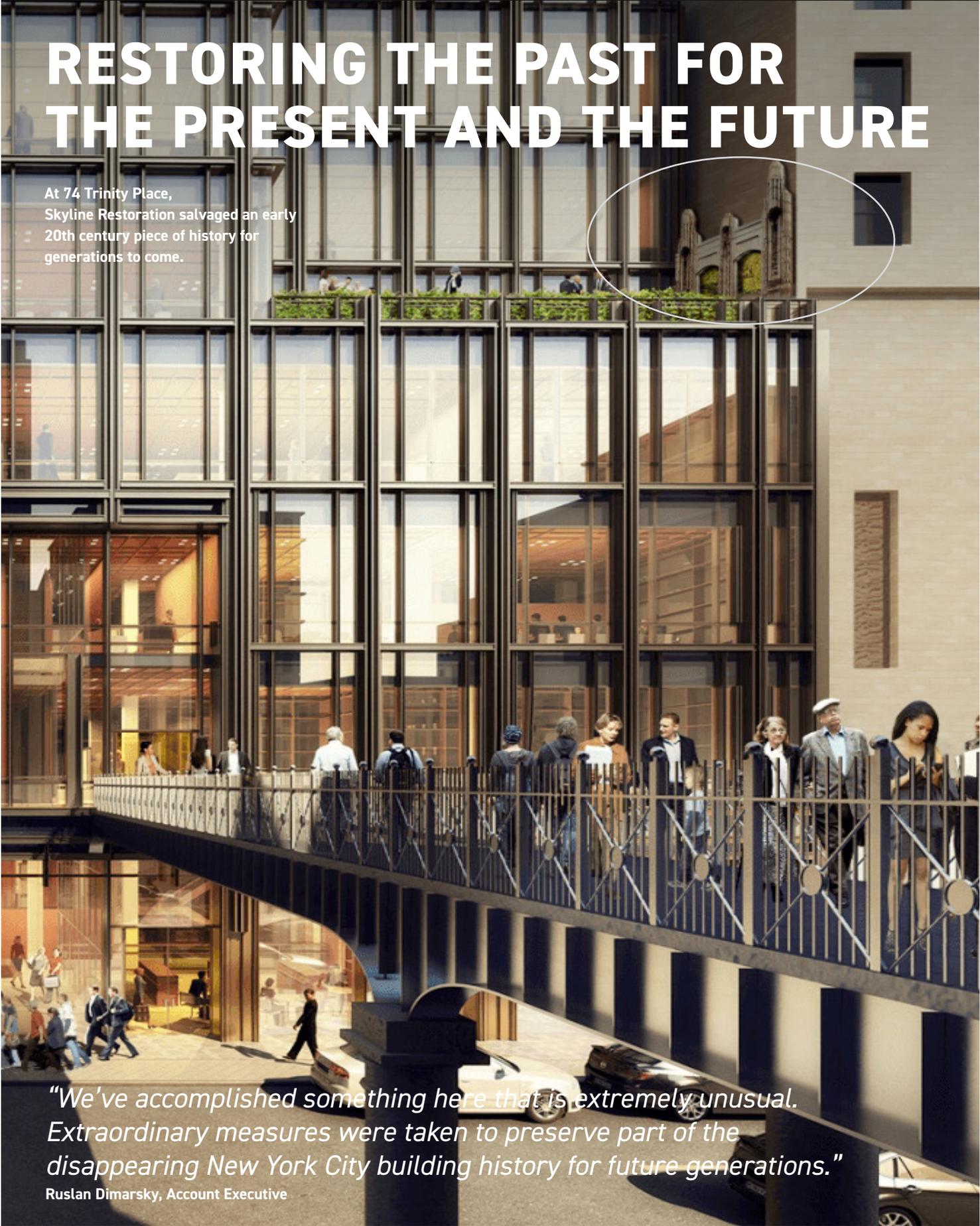
While men are more accustomed now to seeing women on job sites as women laborers are often present, Collins remembers her early mentor and admits she hasn't met a woman in a similar role for 15 years. She acknowledges though that the number of women Assistant Project Managers and Project Managers is growing. "I try to convince women to get into this field as fast as possible," she says.

Collins lives with her boyfriend, Elliott Morales, a personal trainer, and is close to her family

including 17 young nieces and nephews. She tells the girls and boys alike to "follow your dreams and choose a career you love because then it won't feel like work and you'll look forward to Mondays." She hopes all will find a path as rewarding as construction is to her. Says Collins, "One of the most satisfying things for me is to walk the streets of Manhattan and say, 'I had a part in building this.' When I'm gone, the buildings will still be there." The buildings will surely include One Wall Street, a shining glory for New York City, for Justine Marie Collins, and for Skyline Restoration.

RESTORING THE PAST FOR THE PRESENT AND THE FUTURE

At 74 Trinity Place, Skyline Restoration salvaged an early 20th century piece of history for generations to come.



"We've accomplished something here that is extremely unusual. Extraordinary measures were taken to preserve part of the disappearing New York City building history for future generations."

Ruslan Dimarsky, Account Executive

“We’ve accomplished something here that is extremely unusual. Extraordinary measures were taken to preserve part of the disappearing New York City building history for future generations,” says Ruslan Dimarsky, account executive for 74 Trinity Place.

In 2015, the **Skyline Restoration** team was hired to conduct a type of rescuing work rarely performed in today’s fast-paced, cost-cutting construction world. A 1920’s building connected with a pedestrian bridge to the historic **Trinity Church** was to be taken down and a new building constructed. The new structure was to be a state-of-the-art glass and steel façade tower, specifically designed to integrate into the historic neighborhood. Yet, since the aging building’s façade contained still beautiful, ornamental Terra Cotta, the intent was to carefully remove and preserve some of the existing custom Terra Cotta sections so they could be reused as an ornamental mural for the new building thereby salvaging part of a vanishing New York City history. “The owner recognized the historic value of the building. Terra Cotta elements were simply too beautiful to destroy and discard,” says Ruslan Dimarsky. **Edgar Cajilima**, Skyline’s project manager, assembled a team of craftsmen, certified masons specially trained in handling Terra Cotta. Tools and machinery were selected to perform the unique demolition salvage process. Says Ruslan Dimarsky, “Terra Cotta is one of the most decorative elements in historic building façade elements, but it is also very fragile if not handled properly.”

“Because Terra Cotta is so delicate, we used hand tools – hammer drills, spatulas, small jack hammers weighing just six pounds,” says Edgar Cajilima.



The salvaged Terra Cotta pieces remained in the storage facility while a new building was constructed on the site by Trinity Church. After close to two years, Skyline Restoration was invited to return and complete the job. Edgar Cajilima and his work crew sifted through the stone pieces to select the most salvageable elements required for the new mural. Blocks that were cracked or irreparably damaged were rejected. Those that were nearly intact or able to be restored were cleaned with light chemicals and special scrub brushes. A mockup of carefully selected elements was formed on sheets of plastic and photographed. The size, height, and width of each had to be measured and recorded precisely to determine the exact dimensions they would occupy when reinstalled. Once the

mockup was approved following a series of design and construction meetings, a structural cast-in-place concrete backup wall was put up, preparing for the new mural installation. “Terra Cotta is an ornamental element. It needs special support to stay in place, it cannot stand alone,” explains Edgar Cajilima. Once the new backup wall was in place, Skyline Restoration was ready to rebuild. A custom-made anchorage system manufactured by **Hohmann & Barnard** was designed to secure the stone elements in place. The crew reinstalled the wall piece-by-piece, precisely matching the original design. Reconstruction work was completed by July 2020. The finished ornamental wall is 20 feet high by 10 feet wide, stretching two stories from the fifth to the seventh floor.

It took six weeks to remove and salvage approximately 600 pieces, each weighing between 50 to 200 pounds and ranging in size from 1x2 feet to 3x3 feet. Elements were numbered to indicate the original construction configuration, wrapped in plastic, loaded onto trailer trucks, and hauled to a storage facility off site, while a new building was constructed on the site by Trinity Church (see rendering on opposite page).

PHOTOS: SKYLINE RESTORATION

The reconstructed mural is proudly presented at the building roof terrace, visible from a pedestrian bridge connecting the new building to the Trinity Church historic site. An intricately designed work of art and architecture from the early 20th century has been successfully integrated into a striking glass and bronze-trimmed tower from the new millennium. Today, 74 Trinity Place contains The Trinity Church Parish Center, a gymnasium, a music room, meeting rooms, program space and various offices on the upper floors (newyorkyimby.com.) Says Ruslan Dimarsky, “The owners went an extra step by deciding to incorporate the existing pieces into the new building. Restoration is usually a matter of necessity. This one was done to preserve history.”

TESLA CENTER REVEALS FIRST RENOVATION ON HISTORIC LAB



Wardencllyffe Tower 1904.
MARC SEIFER ARCHIVES

Skyline Restoration began emergency repairs of the damaged chimney in February 2020, but the renovation project went on hold due to the Covid-19 pandemic. When work resumed in June, Skyline's crew made an unexpected discovery.



A TSCW brick campaign offers supporters a piece of Tesla's lab and a piece of history. To learn more visit teslasciencecenter.org

A 112-year-old chimney crown designed for inventor Nikola Tesla's Wardencllyffe laboratory is restored to its original spot

BY KYLE BARR
TBRNEWSMEDIA.COM

Last Saturday [September 19, 2020] was a day of firsts, both in the proverbial and the concrete. On a day which showed the first real touch of cool fall weather after an oftentimes blistering summer, so too did the Tesla Science Center at Wardencllyffe (TSCW) put its finishing touches on what's expected to eventually be a full museum and learning center for the North Shore.

On Sept. 19, the center unveiled its newly reconstructed chimney sitting atop the historic building constructed by the brilliant but notorious architect **Stanford White** in 1902. The small crowd of volunteers and local supporters cheered as the newly reworked 1,200-pound black-iron crown, also known as a wellhead, was lowered down onto the chimney via crane. The iron crown was originally repaired by a local blacksmith while a team of volunteers worked to give it a fresh sheen.

It was a touching moment for the several volunteers who came to watch the final piece laid on top. Many of those have been with the project since the local nonprofit **Friends of Science East** bought the property through an Indiegogo crowdfunding campaign in 2013. They have helped clean the grounds, landscape the property and be there for the multiple fundraising events. If you asked the volunteers gathered there,



Tesla Science Center executive director Marc Alessi and Skyline Restoration project manager Kevin Cahill at the installation ceremony of the black-iron crown, aka the wellhead, on top of the reconstructed chimney, the first official renovation to the Nikola Tesla's famed Shoreham laboratory. Plans are continuing to create a museum and science center. PHOTOS: SKYLINE RESTORATION, EXCEPT WHERE NOTED

they would tell you the chimney was originally used to vent heat and exhaust from a Westinghouse dynamo that famed scientist and inventor **Nikola Tesla** used to generate power for his experiments in wireless energy and communications. As excited as those gathered were, the ceremony came just a little more than a week after Suffolk County police said an unknown person or persons broke into the science center earlier this month and graffitied the inside and smashed windows just underneath the now-reconstructed chimney. Police said the vandals entered the science center, located at 5 Randall Road, Shoreham, sometime between Sept. 7 and

12. But by the weekend following the vandalism, all windows had been fixed, and there wasn't one downcast face amongst the spectators. **Marc Alessi**, executive director of the science center, said the chimney restoration was mostly covered thanks to a grant from the **Robert David Lion Gardiner Foundation**. Original plans were just to reconstruct the top portion of the chimney, but structural issues quickly became apparent, and they ordered that the entire piece be remade. The center tapped Long Island City-based building restoration company **Skyline Restoration** to perform the task. **Kevin Cahill**, a project manager for Skyline, said each brick was designed to



Tesla Science Center capped off its chimney construction with the famous wellhead. PHOTO: KYLE BARR



The barricades are removed from the roof after the reconstructed chimney was capped with the wellhead, a 1,200-pound black-iron crown, finishing the first official renovation to the Tesla Science Center at Wardencllyffe, performed by Skyline Restoration.

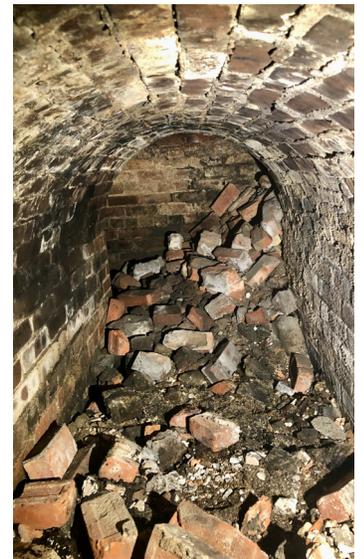
match both the color and size of the original structure. Though the company is hired on other historic projects, this one, he said, is special.

"It's exciting bringing back something that's so old and keeping it to what it originally was," he said. "We redid the windows exactly how they originally were — the brickwork, matching the mortar colors, bringing it back to the exact dimensions it originally was." Cahill said numerous other significant discoveries were made while doing construction. Inside the building, beneath the chimney is an arched-brick opening in the base, something that connected several tunnels leading off in different directions. Finding those, Cahill said he crawled through in the dark, wondering what he would find. Unfortunately, the path was

blocked by some collapsed brick, but that might have covered up another entryway. Alessi said these tunnels could have had something to do with Tesla's famous **Wardencllyffe Tower**, which the lab site was originally built for. It was designed to allow electricity to travel wirelessly, but so much is still unknown of how it would work. He added the site's hired historic architect may make more details on that available in the near future. For **Jane Alcorn**, president of the science center's board of directors, it was a stunning moment watching the iron cupola lowered down onto the chimney. She was at the head of Friends of Science East when it originally bought the property, and though it has been slow coming to this moment, she said this project was never something they wanted to

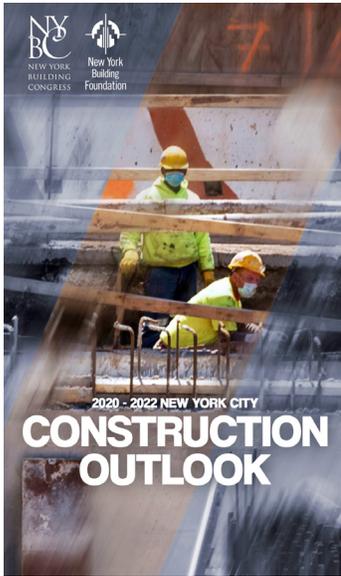
rush. "We said we were going to do this right, not fast," Alcorn said. "This is really the first section of the lab that's been restored, so we are well on our way."

The center has raised around \$10.2 million for its museum and science center project, about halfway toward its total \$20 million goal. It's enough to get started, Alessi said, and the next stage of the project is to remove the large metal-walled building abutting the historic lab, leaving the building looking like it was originally intended to. After that, it's on to constructing a welcome center where an old house sits on the southwest end of property and developing its programs. The Tesla Science Center's executive director added they are in the process of getting demolition permits from the Town of Brookhaven.



An alcove that was discovered during the restoration process is currently being researched for its purpose and possible link to tunnels built beneath Wardencllyffe as part of Tesla's experiments in wireless power and communications.

2020-2022 NEW YORK CITY CONSTRUCTION OUTLOOK



The City of New York is forecasted to spend \$7.5 billion on infrastructure in 2020, down from \$8.4 billion in 2019.

While actual construction spending in 2019 (\$60.6 billion) notched close to the forecasted (\$61.5 billion) amount, the COVID-19 pandemic, State-ordered halt of non-essential construction and overall downturn in the regional economy have resulted in a dramatically different forecast for the years ahead.

In its 2020-2022 New York City Construction Outlook the New York Building Congress forecasts \$168.5 billion in construction spending. The Outlook, released in October, estimates government spending to remain above 2019 levels (\$19.7 billion), non-residential to increase year over year back to 2019 amounts (\$21.2 billion) and

residential spending to continue to decline (\$19.8 billion).

SECTOR BREAKDOWN RESIDENTIAL

Residential construction spending is anticipated to total \$17.8 billion this year, down from a peak of \$19.7 billion in 2019. The Building Congress forecasts residential spending, which includes new construction as well as alterations and renovations, to fall to \$14.3 billion in 2021 and \$12.5 billion in 2022. Average spending across the forecast years will be consistent with average spending between 2014 and 2018.

NON-RESIDENTIAL

Non-residential construction spending, which includes office

space, retail, institutional development, sports & entertainment venues and hotels, is expected to total \$16.6 billion in 2020, down from \$21.1 billion a year ago. Within two years, the Building Congress forecasts spending will recover, rising to \$19.5 billion in 2021 and \$21.8 billion in 2022.

GOVERNMENT

Construction spending on government projects is predicted to top \$21.1 billion in 2020, up from \$19.7 billion the previous year. The Building Congress forecasts government spending to increase to \$23.1 billion in 2021 and level out at \$21.9 billion in 2022.

For more information, please visit www.buildingcongress.com

BIRD FRIENDLY DESIGN REQUIREMENTS FOR ALL NEW BUILDINGS AND ALTERATIONS

LOCAL LAW 15 OF 2020 GOES INTO EFFECT ON JANUARY 10, 2021

In its November 2020 Service Notice, the NYC Buildings announces that, effective January 10, 2021, new buildings and alterations that replace all exterior glazing of a building must comply with bird friendly design construction requirements.

Exterior glazing refers to a building's glass panels and elements. Local Law 15 of 2020 does not apply to:

- alterations that do not replace all of the exterior glazing of the building
- storefront replacements of

a portion of exterior glazing within the building.

For construction requirements, refer to the Department's:

- Buildings Bulletin 2020-022 https://www1.nyc.gov/assets/buildings/bldgs_bulletins/bb_2020-022.pdf
- Bird Friendly Building Design and Construction Requirements Guidance Document https://www1.nyc.gov/assets/buildings/bldgs_bulletins/bird_friendly_guidance_document.pdf

Filings Prior to January 10, 2021

Applications that have not reached job status D in BIS or



The Jacob K. Javits Center, newly completed full replacement of exterior glazing with bird friendly material, as mandated by Local Law 15 of 2020. (SOURCE: FXCOLLABORATIVE)



Pending CPE/ACPE Assignment or Pending Prof Cert QA Assignment status in DOB NOW

on January 10, 2021, will be subject to the requirements of LL15 of 2020.

INNOVATION OF THE YEAR AWARD FOR LEARNER ENGAGEMENT

THE IACET HONORS THE ANDROMEDA ACADEMY OF CONSTRUCTION TRADES FOR ITS CONTRIBUTION TO THE FIELD OF CONTINUING EDUCATION & TRAINING

At a virtual Awards Ceremony on September 24, 2020, the International Association for Continuing Education and Training (IACET) awarded the Andromeda Academy of Construction Trades LLC with the *IACET Innovation of the Year Award for Learner Engagement*, during its 2020 Annual Conference.



process that sends a message to their respective industries that they have met or exceeded Standards developed and sanctioned by ANSI." In his acceptance speech, **Jake Toth**, director, thanked the IACET 2020 Awards Committee for this honor, and expressed his deepest respect to the staff and faculty of the Andromeda Academy, and **John Kalafatis**, founder, "without whom this accomplishment would not have been possible," and shared the "five ingredients" of the program's success leading to this award: clearly defining goals; transparent communication; encouraging creative thinking;

The IACET, which celebrated the 50th anniversary of the **CEU (Continuing Education Unit)** this year, selected the Andromeda Academy of Construction Trades to receive the prestigious award among many high-quality training schools in the United States. IACET's CEO, **Cassandra Blassingame** said "The IACET Awards Program showcases the best of the best of the nominations presented. Continuing Education and Training providers who earn the IACET Accreditation Standing undergo a rigorous peer-review



(L-R) Itzel Zarate, Jake Toth, and Jailyn Correa, members of the Andromeda Academy of Construction Trades team.

instilling a sense of ownership; eliminating ineffective action.

OTHER AWARDS

This year, IACET's *Exemplar Training Organization Award* went to the **Accreditation Council for Medical Affairs**, while the *IACET Innovation of the Year Award for Technology Integration* went to the **NextWave Safety**

Solutions.

In addition to Accredited IACET Provider, the Andromeda Academy of Construction Trades is a **NYC Buildings (DOB) Approved Training Provider**, an **SSPC Official Training Provider**, and an **AIA Continuing Education Provider**. For more information, please visit www.andromedaacademy.com

SITE SAFETY TRAINING EXTENDED TO MARCH 1, 2021

On August 27, the New York City Council voted to extend the deadline for workers to acquire 40 hours of site safety training (SST) from September 1, 2020 to March 1, 2021.

The required hours are a 10-hour increase from the previous 30-hour mandate. Construction supervisors are already required to have 62 hours of SST. The Council approved the six

months postponement due to the pandemic's impact on the ability of construction workers to complete training requirements. **DOB Commissioner Melanie E. LaRocca** said, "We have no objection to this extension, but I urge our construction workforce not to delay this potentially life-saving training. The sooner this training is completed, the better, both for workers and the public." She noted that proper training

is critical to protect workers and the public at the City's nearly 45,000 active construction sites, approximately 6,500 of which are in the universe where SST training is required. She reported that the DOB-approved course providers have issued 88,500 Site Safety Training cards to date and that the DOB has seen a 95% rate of compliance with Local Law 196. At the date of the hearing, 49 of the 98 DOB-approved course

providers were offering some online classes. **NYC Councilman Robert Cornegy** commended LaRocca saying, "In a city that is building exponentially, we have to be diligent in making sure that the protocols are in place for safety." Questions can be sent to LocalLaw196@buildings.nyc.gov For more information see: <https://www1.nyc.gov/site/buildings/safety/sst-faqs.page>

THE SKYLINE CHARITABLE FOUNDATION'S 12TH ANNUAL GOLF CLASSIC

RELIEF AMID
THE PANDEMIC

During this year's golf tournament the Skyline Charitable Foundation introduced the Relief Access Program for the Bronx (RAP4Bronx) which was launched to provide meals, food and essential supplies to frontline workers, families, seniors and vulnerable residents in the Bronx, the poorest county in NYC.

(L-R) Stephan Andreatos, president, Skyline Restoration, thanked all who were able to support this year's charitable golf classic. Jasen Geraghty, vice president, Skyline Restoration, presented plaques of appreciation to loyal tournament sponsors James Fenniman, Arthur J. Gallagher & Co.; Will Laffey, Spring Scaffolding; Roy Vollmer, M&T Bank, during the October 1st event at the Old Westbury Golf & Country Club.

PHOTOS: GEORGE CONSTANTINOU



One hundred and twenty golfers answered Skyline's call to join its annual charitable golf classic and came to support a good cause. During the day-long event \$116,000 was raised.

Skyline Restoration is grateful to the many organizations and individuals who were able to support its 12th Annual Charitable Golf Classic on October 1st of this year, the year of the pandemic, that has been and continues to be devastating

for so many individuals in our communities and the world over.

On a bright fall morning, with all the Covid-19 safety protocols in place, one hundred and twenty golfers took to the courses and enjoyed a day of golfing at the

beautiful grounds of the Old Westbury Golf and Country Club. During this year's tournament the Skyline Charitable Foundation introduced the **RAP4Bronx (Relief Access Program for the Bronx)**, which was launched at the very beginning of the pandemic to provide meals, food and essential supplies to frontline workers, families, seniors and vulnerable residents in the Bronx, the poorest borough in the city of New York, with its 15th District (NY-15) being the poorest in the nation.

Since its first delivery of 100 boxed meals on April 1st, the RAP4Bronx has become a substantial operator in the New York City food relief space, having delivered over 800,000 meals to food pantries and senior centers, working alongside community based and non-profit organizations to fulfill the community's needs.



The winning foursome. (L-R) Ray Tom, New York Presbyterian Hospital; Niall Croke and David Choe, Batska Construction Engineers; Ruslan Dimarsky, DNA Contracting.

PHOTOS: GEORGE CONSTANTINOU



Shana McCormick, RAP4Bronx coordinator, presented the Relief Access Program for The Bronx, which works alongside community based and non-profit organizations to fulfill a part of the community's needs. For more information please visit RAP4Bronx.org

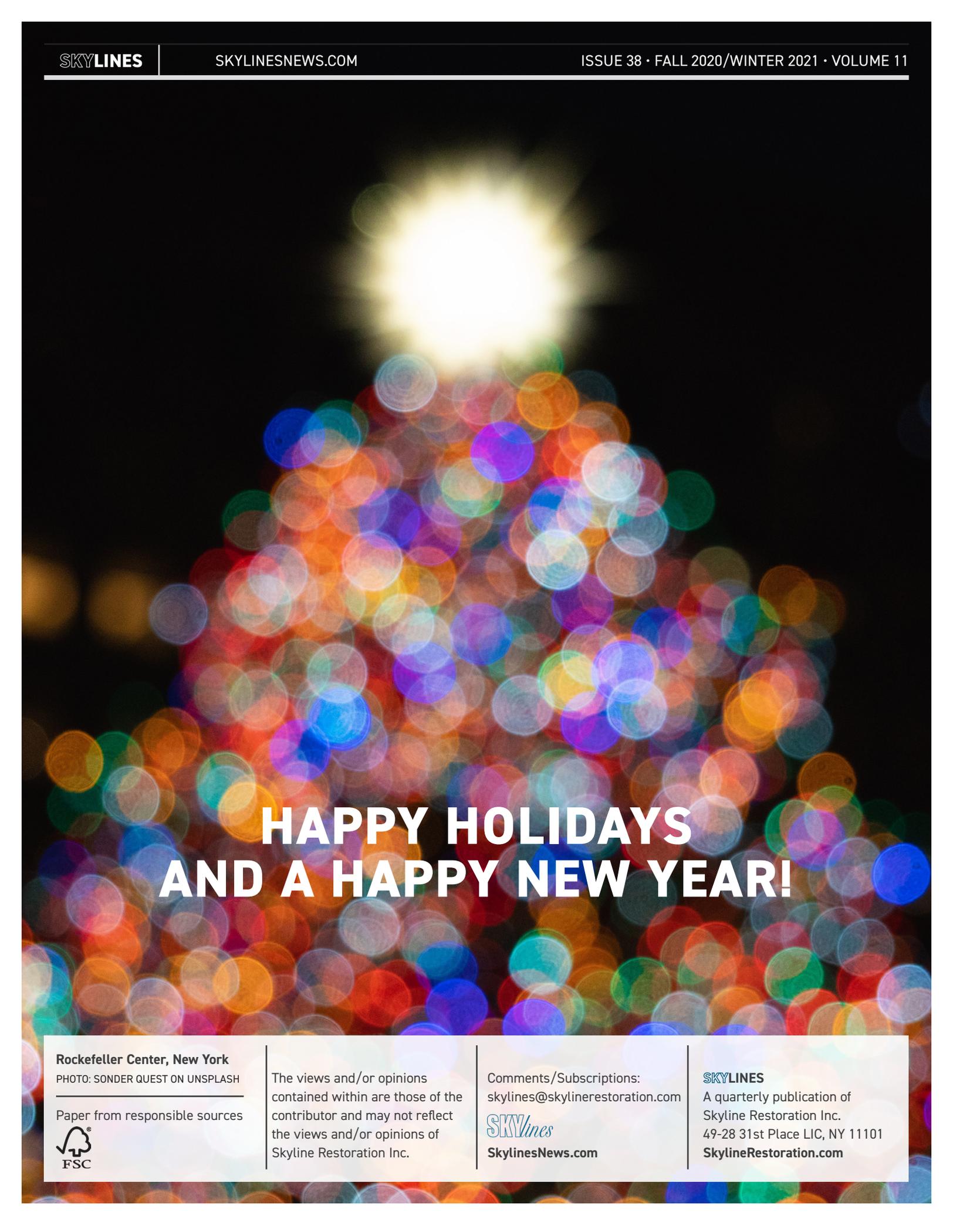
The Skyline Charitable Foundation continues to expand its support to other non-for-profit organizations including but not limited to the **Chordoma Foundation; Coeur Pour Tous; Happy Watoto; Harlem Grown; Mount Sinai; Ronald McDonald House; The New York Center For Children; VFW Post 1819.**



The day-long event ended with cocktails and dinner along with the presentation of the awards to the winners and the raffles. For more photos from the event please visit skylinesnews.com



(Top to bottom) Longest Drive winners: Tina Tapinekis, AJLP| Surface Design Group, and Michael Devino, Midtown Preservation. Closest to the Pin winners: Michael Abbondandolo, Tepedino & Company CPAs, and Steve Bialkowski, New York Presbyterian.



HAPPY HOLIDAYS AND A HAPPY NEW YEAR!

Rockefeller Center, New York

PHOTO: SONDER QUEST ON UNSPLASH

Paper from responsible sources



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