



**NEW CONSTRUCTION  
AT 2222 JACKSON AVE**  
SKYLINE'S RESIDENTIAL  
PROJECT IN LIC

page 7



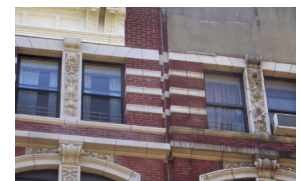
**VIRTUAL REALITY FOR  
SAFETY TRAINING**  
"WALK" AROUND THE JOB  
SITE BEFORE IT'S CREATED

page 6



**PENN STATION  
EXPANSION PLAN**  
CUOMO SELECTS  
CONSTRUCTION TEAM

page 2



**ENGINEER'S CORNER**  
THE BENEFITS OF  
REGULAR INSPECTIONS  
& MAINTENANCE PLANS

page 3

# SKYlines

A SKYLINE RESTORATION PUBLICATION



## New Phases Of Online Transactions with NYC DOB Are NOW in Effect and Mandatory

On September 12, 2016, the third phase of the DOB NOW program - Safety - was put into effect. The new phase provides an online portal for registered users to submit their façade compliance filings with the **New York City Department of Buildings (DOB)**. This phase, along with three others - Inspection, Build, and Licensing - originated in a 2015 policy conference, *Building One City*, during which **Mayor Bill de Blasio** introduced the \$29.6 million plan to overhaul the DOB's archaic, paper-based transaction system. The plan's overall goal is to take a wide range of administration, compliance and expediting tasks for building owners, developers, contractors, and engineers, and bring them to an electronic platform to improve communication and interaction with the DOB. The four phase plan, which began in 2015 and will continue into 2017, is aimed at facilitating the

The \$29.6 million DOB NOW program, consisting of four main phases - Inspections, Build, Safety, & Licensing - will roll out its final phase in 2017

*Continued on page 4*

# FIVE BOROUGHS

CONCEPT RENDERINGS VIA FLICKR / GOVERNOR ANDREW CUOMO



## Penn Station Expansion Plan Moves Forward

With over 600,000 commuters passing through its congested halls each day, **Pennsylvania Station's** outdated infrastructure is long overdue for a makeover. Penn Station, as it is most commonly known, houses **Amtrak**, the **Long Island Rail Road (LIRR)**, **New Jersey Transit**, and two New York City subway lines all under one roof, which has pushed its operational and structural integrity to the limit. **Governor Andrew M. Cuomo**, in an effort to launch the long-awaited plan to revamp the transit hall, announced a \$1.6 billion initiative to restore Penn Station, which involves moving Amtrak and the LIRR to The Farley Building, also known as the General Post Office, across Eighth Avenue. Cuomo and his team have selected developers **Vornado Realty** and **Related Companies**, as well as construction titan **Skanska AB**, for the large overhaul, and if funding and approvals are met, work is expected to end in 2020. (Source: *nytimes.com*)

## A New Museum for Ellis Island

Ground was broken on October 6, 2016, for the new 26,000-square-foot Statue of Liberty Museum, which will replace the current museum in the pedestal of Lady Liberty. The new museum will be built using sustainable best practices and will feature a grassy rooftop helping it blend into the landscape. The building will cost nearly \$70 million, and will display historical artifacts, the original torch, and a large mural of 50 iron stars made from the first bars that supported the Statue for 100 years. The structure was designed by architectural firm, **FXFOWLE**, and is expected to open in 2019.

## Proposed Alternative to 421-a Program

**Governor Andrew M. Cuomo** has proposed an alternative 421-a tax program, which expired on January 15, 2016, after talks regarding prevailing wages between union and non-union forces were unsuccessful. The 421-a program provided tax breaks to developers, and was a key factor in their ability to create below-market, multifamily rental housing in New York City. Now, Cuomo's new plan calls for a state-funded wage subsidy setting base pay for workers at \$65-per-hour in Manhattan and \$50-per-hour in Brooklyn and Queens, and will no longer require developers to pay prevailing wages or use union labor. Additionally, the new alternative mandates that 25-30 percent of new building units be marked as affordable, which is higher than the 20 percent initially under 421-a. Discussions are still ongoing between the state and union and non-union representatives.



# ENGINEER'S CORNER

## The Benefits of Regular Inspections and Continued Maintenance Plans

By Joe Czaszynski, Sullivan Engineering LLC



Regular building inspections can help identify minor issues before they turn into major restoration projects.

Regular inspections and continued maintenance plans are the best and most practical ways to preserve the original design features, and retain the value of a building. Coatings or cement parging (stucco) is often used to cover up features that have deteriorated well past a simple maintenance repair. While this is an economical way to mask a deteriorated feature, the building loses its identity as a result. Regular or continued maintenance plans give owners and building associations the opportunity to prolong the life and quality of their building within a reasonable budget.

The design professional that performs the inspection will determine the conditions that must be dealt with immediately. However, the building owner must consider a time frame for fixing the issues that are not considered unsafe, but still require repair. If postponed, smaller repairs can sometimes turn into larger and more costly repairs. For example, if the cornice of a building is not

maintained, and neglected to the point where replacement is necessary, the supporting parapet under the cornice might need to be replaced as well. Water can enter through defects in the cornice and infiltrate and damage the parapet. The extent of this damage often cannot be determined until the cornice is removed.

Regular maintenance can also prevent possible water infiltration damage to a building's interior. Sealant joints, mortar joints and flashing are a building's first line of defense. If these components are not maintained, a comprehensive repair scope to address the resulting interior deterioration and damage is often necessary. Since these larger repair scopes often exceed available budgets, alternative and more economical repairs that negatively impact the building's design features are the inevitable result.

*Continued on page 5*

# New Phases of Online Transactions with NYC DOB Are NOW in Effect and Mandatory

Continued from page 1

inspection, compliance and construction permit process in New York City. The plan's final phase - Licensing - will be released in 2017.

## The Four Phases of DOB NOW:

**DOB NOW** **Inspections** – in effect December 7, 2015 - is the new name for Inspection Ready. All current functionality remains the same for online scheduling, tracking, and notifications as well as enforcement and development inspections.

Licensed professionals and owners are required to use the platform to request inspections for the following:

- Electrical
- Signs
- Fire Suppression
- Boilers
- Construction
- Cranes & Derricks
- Elevators
- BPP
- Oil Burning Equipment
- Sustainability
- Plumbing
- High Rise Initiative

**DOB NOW** **Build** - in effect July 25, 2016 - includes job filings, permits, and Letters of Completion. This new online job filing and permit portal is live for plumbing and sprinkler job filings.

Professional Engineers (PE), Registered Architects (RA), Licensees, Special Inspectors, Progress Inspectors, Filing Representatives and Owners can now use the system to submit jobs to the Department of Buildings for Plumbing and Sprinklers and can:

- File jobs and submit fees online
- View and search information related to your Jobs & Permits
- Upload documents
- View objections
- Schedule and review objections with a plan

- examiner in a virtual meeting
- Receive emails at milestones throughout the application process
- File Post Approval Amendments
- Make Corrections
- Pull and print After Hour Variances
- Pull and print work permits
- Receive email with Letter of Completion.

**DOB NOW** **Safety** – in effect September 12, 2016 - includes all compliance filings (façades, elevators, boilers). This new online compliance filing portal is NOW LIVE for façade compliance filings.

Licensees, Filing Representatives, Registered Architects, Professional Engineers and Owners are required to use the new system to submit compliance filings for façade work and can use the system to:

- Submit façade compliance filings and report unsafe façade activity
- Make payments
- View and search information related to your façade filings
- Upload documents
- View the status of a façade filing
- Receive emails at milestones throughout the filing process

**DOB NOW** **Licensing** – set to go live in 2017 - will allow exam filing, issuance, and renewal for Licensees to be online.

The Department of Buildings ensures the safe and lawful use of nearly one million buildings and properties in New York City, and by improving the connectivity, efficiency and accuracy between those who operate in the industry, the DOB can ensure the proper level of integrity and safety is maintained in the construction field. The DOB NOW program supports the workers and companies that sustain New York City's economy and neighborhoods by making it easier to submit applications, make payments, schedule appointments, check application, obtain inspection statuses, pull permits, and make renewals.



## *The Benefits of Regular Inspections and Continued Maintenance Plans*

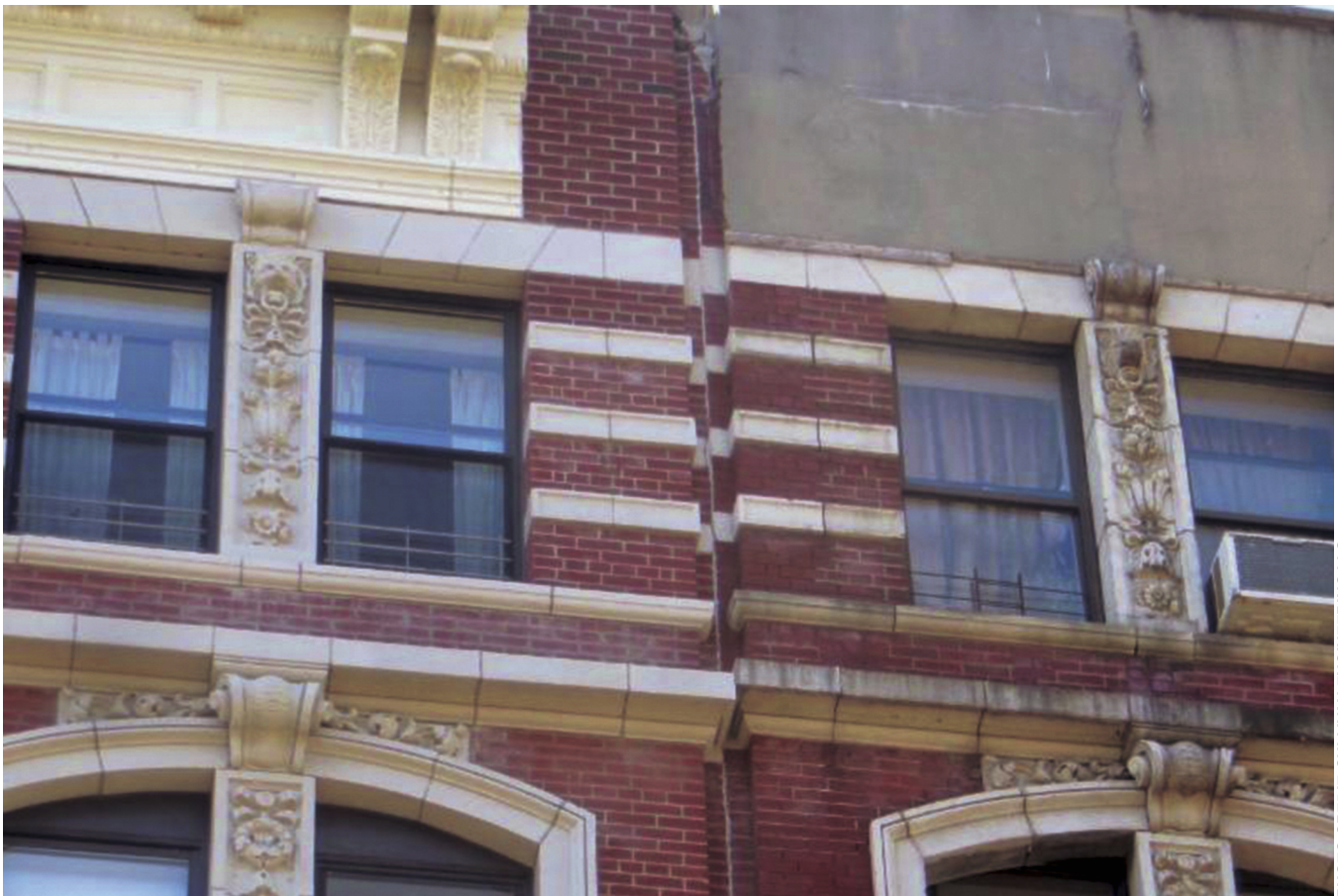


PHOTO CREDIT: SULLIVAN ENGINEERING LLC

The building to the left has just completed a relatively small restoration project. The columns are the original granite. The stone around the windows and the cornice is intact and restored. The mortar joints have been repaired. Conversely, it appears that no regular maintenance has been performed at the building on the right, which at one time looked similar to the one on the left.

### *Continued from page 3*

Consider one of our current projects as an example. In the photo above, the building to the left has just completed a relatively small restoration project. The columns are the original granite. The stone around the windows and the cornice is intact and restored. The mortar joints have been repaired. Conversely, it appears that no regular maintenance has been performed at the building on the right, which at one time looked similar to the one on the left. As a result, many mortar joints are deteriorated and missing, the cornice has been removed and replaced with a cement stucco coating, the stone trim around the windows is damaged or missing and the stone railing above the portico is significantly deteriorated.

In several areas, the unique materials used in the original design and construction have been masked by applied coatings. While a few hundred thousand dollars in restoration costs was spent on the building on the left, the price of restoring the building on the right to its original look could run into millions of dollars.

Over time, the deterioration of building components is inevitable. Regular inspections and maintenance can identify minor issues before they turn into major restoration projects, ensure that a building is safe, and help building owners establish a repair schedule. In addition to avoiding larger more costly repairs, regular inspections and a proper maintenance plan will help preserve the aesthetic character of a building, and help retain its value.



PHOTO: WRNS STUDIO

Researches from the city of Bochum, Germany are creating interactive reality training courses with virtual reality headsets to be used by both construction workers and safety experts in an attempt to improve construction health and safety conditions.

## Virtual Reality Technology Used for Safety Training

Virtual Reality (VR) is beginning to play a larger role in the construction industry by facilitating job-site planning, design and operations to help improve a company's safety record and bottom-line.

Researches from the city of Bochum, Germany are creating interactive reality training courses with VR headsets that can be used by both construction workers and safety experts together to improve job-site health and safety conditions. By creating a virtual representation of the construction site using VR technology, construction companies can allow safety experts and workers to effectively "walk" around and "interact" with the site before its created, which gives both parties the opportunity to identify problematic areas that may be dangerous and risky. This foresight helps create a more alert and engaged working force with several proactive safety plans already in place.

Creating the virtual platform is manageable as most large construction sites are pre-designed using computer generated 3-D models. By taking the 3-D model's dimensions and details, researchers are able to add weather conditions, sounds and other variables that workers are likely to encounter on the job in order to make the pre-training experience as "real" as possible. With the capacity to analyze a job-site at different stages along its timeline, construction companies are creating a more protected work environment led by a vigilant workforce. (Source: *techradar.com*)

## Aging Americans Reluctant to Remodel for Accessibility

In its 2016 Aging-in-Place survey, real estate website **HomeAdvisor** found that while 86% of homeowners are aware of renovations designed to allow them to "age in place" in their homes, fewer than one-quarter have undertaken any such work on their property. More than half of homeowners surveyed said they intend to live in their current home for the foreseeable future.

Universal design principles are growing in popularity as the aging baby boomer generation considers how to adapt their homes to allow them to live there longer. But the perception among homeowners of accessibility-minded upgrades and



The number of Americans aged 65 and older is expected to double by 2050 to 88.5 million, according to the U.S. Department of Health, raising questions around the type, makeup and location of the housing options that will service the members of this group as they age.

renovations as being decidedly geriatric or tied to the presence of a pre-existing physical disability could be keeping the industry from realizing the demand for this kind of work.

The number of Americans aged 65 and older is expected to double by 2050 to 88.5 million, according to the U.S. Department of Health, raising questions around the type, makeup and location of the housing options that will service the members of this group as they age. Although senior living centers and active-adult communities are coming online in greater numbers to cater to this growing population, most say they want to stay in their homes for as long as they can. As a result, many are downsizing or renovating their current residences to include accessibility features. (Source: *constructiondive.com*)



RESIDENTIAL

# PROJECT



## 2222 Jackson Avenue, Queens, NY

“With architecture that blurs the line between functional design and a work of art, 2222 Jackson is set to forever change the landscape of Long Island City... The exposed concrete façade, reveals as much as it keeps hidden, and maintains the structure’s seeming ability to change shape as natural light plays with the unique silhouette of the structure.” (2222jackson.com)

Designed by **ODA New York**, and developed by **Jeffrey Gershon**, the 11-story rental building is described as a “vertical village” featuring 175 apartments with many terrace-featured rooms. Each floor has a floor-to-ceiling windowed hallway with amenities including a third-floor club with a fitness center, pool, landscaped terrace, and lounge.

In September 2014, **Triton Construction** commissioned **Skyline Restoration** to take charge of putting the final touches on the concrete and rebar structure. Skyline was responsible for installing the entryway plaza using bluestone pavers; garage waterproofing with **Sika** products; bulkhead installation; as well as placing all ground floor, balcony, terrace, and roof railings and fences fabricated by **RGS Products Inc.** Additionally, Skyline installed both IRMA (inverted roof membrane assembly) and insulated roofing systems using Sika and Sikalastic products on the main roof, terraces and balconies along the front and rear façades. Lastly, Skyline designed, framed and built the 3rd floor elevated deck using garapa wood, as well as the main roof deck, which was constructed using cedar. Skyline completed the project in July 2016.

*Roof System Installation  
Elevated Deck Construction  
Railing/Fence Installation*



PHOTOS: SKYLINE RESTORATION INC.



Developer:  
**Gershon & Company**

General Contractor:  
**Triton Construction Co.**

Contractor:  
**Skyline Restoration Inc.**  
Account Executive:  
**Jasen Geraghty**  
Project Manager:  
**Adam Seminara**



## The World's Tallest Wheel to Rise on Staten Island

The New York Wheel, when opened on Staten Island in Spring 2018, will be the world's tallest at 630 feet. In the beginning of October, the first major components of the ferris wheel – pieces of the four legs – were unloaded at the South Brooklyn Marine Terminal in Sunset Park;



PHOTO/RENDERING: S9 ARCHITECTURE / PERKINS EASTMAN

an area managed by the **New York City Economic Development Corporation (NYCEDC)** that has not seen a cargo shipment in over a decade. The arrival of the wheel's constituent parts not only gives insight into the structure's completion date, but also signals the revitalization of several local economies and businesses, which will help create jobs and opportunities around New York City. The 6000-ton structure, with a diameter of 600 feet, was designed by **Perkins Eastman** and **S9 Architecture**, and is being assembled by Dutch engineering firms, **Mammoet** and **Starneth**. (Source: *untappedcities.com*)

## 2016 New York Architects' Regatta Challenge

The 2016 New York Architects' Regatta challenge took place off Pier 66, just north of Chelsea Piers, on the morning of September 15. The 15th Annual Regatta was a great success as 20 sailboats competed in the Hudson River in support of several charities that are focused on "providing waterfront access and educational experiences to a wider audience of various socioeconomic backgrounds". This year, over \$125,000 was raised by the **New York Architects' Regatta Foundation** in support of five river-centric charities, including: **SoundWaters; Hudson River Community Sailing; Riverkeeper; Sailing Foundation of New York; and Rocking the Boat. Dattner Architects** finished in first place, with **Zaskorski & Associates Architects** and **Marvel Architects** rounding out the top three, respectively.



PHOTO: AIA REGATTA FOUNDATION

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Paper from responsible sources

**SKYlines** Editorial

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