

Volume 19, Number 2,  
Spring 2011

# ABO DEVELOPMENTS

## Vision 2020: Redeveloping NYC's Waterfront

### Also Inside:

Built to Last

The urbancanvas  
Pilot Program

Remembering  
Nick LaPorte



**Associated Builders & Owners  
of Greater New York, Inc.**  
80 Maiden Lane, Suite 1503  
New York, NY 10038  
(212) 385-4949  
Fax: (212) 385-1442

## It's a Window—Not a Thermostat



### Tired of paying to heat the entire city?

With oil and natural gas prices at an all time high, there's never been a better time to look to Heat-Timer for better control of boiler systems. Heat-Timer controls help property owners effectively regulate boiler output, so tenants stay comfortable – and BTUs stay INSIDE the building where they belong. PLUS, with Heat-Timer's Internet Control Management Systems (ICMS) and wireless space sensors, owners can monitor their buildings from anywhere, anytime.

**For more fuel efficient solutions, call Heat-Timer today!**



20 New Dutch Lane  
Fairfield, NJ 07004  
973.575.4004

[www.heat-timer.com](http://www.heat-timer.com)





# ARE YOU READY FOR BENCHMARKING?



**Energy benchmarking is the LAW in NYC. Boro Energy is the solution.**

New York City's Greener, Greater Buildings Plan requires that **all commercial buildings over 50,000 SF undergo energy benchmarking by May 1, 2011**. Boro Energy can help you beat the deadline – while using the process to improve your building's value and profitability.

## Energy Benchmarking

The City Council and Mayor Bloomberg last year mandated energy benchmarking to develop baseline data for use in measuring the city's carbon emissions. City-owned buildings have already been benchmarked, and privately owned buildings are next. Boro Energy's auditors perform all the necessary tests and calculations to meet the City's requirements and prepare an expert report. Reporting is on an annual basis starting in 2011.

## Energy Consulting

As we evaluate a building for benchmarking, we can also perform a comprehensive survey of the energy use. Our certified energy auditors evaluate all energy-use factors, including HVAC systems, the thermal envelope, lighting and fuel options. The energy survey report gives a clear picture of current energy use and highlights important conservation opportunities. It also serves as the blueprint for improvements that will reduce costs, increase profitability and enhance value.

## Energy Solutions

Boro Energy turns plans into deliverables with expert solutions and services. We write and manage **RFPs for oil, natural gas and electricity supplies** to help our clients secure the lowest prices. We also offer...

- **Audits** of water, gas and electric bills
- **Installation** of high-efficiency commercial heating equipment
- Heating system **preventive maintenance**
- Retrofit **lighting**
- **Delivery** of BioGreen heating oil, traditional heating oil and natural gas
- **Energy audits**
- NYC boiler **inspections**

David Pianko  
Clean Power Project Executive

**[www.BoroEnergyNY.com](http://www.BoroEnergyNY.com)**

Cell: 516.547.0145  
[davidp@boroenergyny.com](mailto:davidp@boroenergyny.com)



Takes grinding to un-heard of levels.



## The new Evolution PRO Series™

Presenting a major advance in  
food waste disposer performance.

### MULTIGRIND™

At the heart of the Evolution PRO Series is exclusive new MultiGrind™ technology. With new features like a GrindShear Ring™, Tri-Action Lug System™ and Undercutter Disk™, the 3-stage design makes quick work of hard and fibrous foods alike.

### SOUNDSEAL™

In order to reduce noise we've created SoundSeal™ technology. Featuring an exclusive Anti-Vibration Mount™, Quiet Collar™ and SoundLimiter™ insulation technology. The result is a noise reduction of up to 60%.

For details on all of the features and technologies that set the Evolution PRO Series apart see your wholesaler. You can also visit [www.insinkerator.com](http://www.insinkerator.com) or call Clint Taylor at 1-800-558-5712 extension 4644, or call Dellon Sales at 1-516-625-2626.



## 2011 ABO OFFICERS & BOARD OF DIRECTORS

### \*President

Jerome Belson

### \*Co-Chairmen

Michael Kerr

Arnold Sollar

### \*Executive Vice-President

Alan Friedberg  
Thomas Osterman  
Jeffrey Gural  
Stephen Ross  
Gary Jacob  
Robert Selsam  
Laurie Zucker

Richard Lefrak  
Donald J. Trump  
Leonard Litwin  
Fred Wilpon  
Daniel Z. Nelson  
Donald Zucker

### \*Board of Governors

Adrienne Albert  
Jeffrey Levine  
Donald Capoccia  
Lisa Levy  
Joseph D. Ciampa Jr.  
Robert Trump  
David Kuperberg

Martin Goodstein  
Eugene Webb  
Steven Goodstein  
Joann G. Wellner  
Peter Kalikow  
Peter L. DiCapua  
Charles Urstadt

### \*Vice President

Paul Boccardi  
Louis Romano  
Christopher Durnan  
Avery B. Seavey  
Vincent Giffuni  
Lawrence R. Vitelli  
Joseph "Joe Dee" Dussich, Jr.

Michael Lazar  
Robert Borg  
Lawrence Laikin  
Greg Carlson  
Bernard Livingston

### Treasurer

\*Jack Mollin

### General Counsel

\*Charles Dimaggio

### Secretary

\*Sherry Frankel

### Honorary Directors

— Stanley Berman  
Jack Parker  
Dominick Ciampa  
— William Potter  
— Irving Dominitch  
Daniel Rose  
Paul Durnan  
Philip Rosen  
— Andrew Giffuni  
— Philip J. Rudd  
— Anthony Gliedman  
Richard Scheuer  
— Maurice S. Paprin

— Aaron Gural  
Sheldon H. Solow  
— Harry Helmsley  
Bernard Spitzer  
— Leona Helmsley  
— Fred Trump  
— Samuel Lefrak  
— Albert Walsh  
George Meyer  
— Herbert Warshavsky  
Paul Milstein  
— Walter C. Goldstein  
— Harvey W. Schultz

### Directors

Peter Alizio  
Georgia Malone  
John Bennardo  
Mark Perl binder  
Jeff T. Blau  
Morton Pickman  
Frank Delucia  
Michelle Rockmore  
Henry Dubro  
Carla Romita  
Elaine Sollar Eisen  
Andrew Rosenwach

John Frezza  
Maryann Rothman  
Edward Kalikow  
Fredrick Rudd  
Paul Korngold  
M. Clint Taylor  
Matthew Laporte  
Robert Vaccarello  
Bill Lerner  
Lee Wasserman  
Lawrence J. Levine

### Executive Director

Dan Margulies

### \* Executive Committee

— Deceased

SPRING 2011

# contents

## feature

Vision 2020: Redeveloping NYC's Waterfront 9



## articles

A Letter from the Executive Director 7

In Memoriam: Nick LaPorte Remembered 8

Built to Last 13

Choosing the Right Material for Your Building

ABO Industry News Update: 16

The urbancanvas Pilot Program  
New Rules for "Cool" Rooftops

BuildingsNY/GreenBuildingsNY: 17



## departments

Index of Advertisers/Advertisers Dot Com 18

ABO Developments is published quarterly for **The Associated Builders & Owners of Greater New York, Inc.**, 80 Maiden Lane, Suite 1503, New York, NY 10038  
Tel: 212.385.4949, Fax: 212.385.1442, E-mail: [associatedbuilders@abogny.com](mailto:associatedbuilders@abogny.com), **Web:** [www.abogny.com](http://www.abogny.com),

**ABO Managing Editor:** Dan Margulies, Published by: **naylor Naylor, LLC**,

5950 NW First Place, Gainesville, FL 32607, Tel: 352.332.1252, 800.369.6220, Fax: 352.331.3525, **Web:** [www.naylor.com](http://www.naylor.com),

**Publisher:** Mark V. Milgione, **Editor:** Cathy Jones, **Publication Director:** Heather Ciocca, **Marketing:** Kent Agramonte,

**Sales Administrator:** Alex Rodriguez, **Advertising Team:** George Baldwin, Keisha Beard, Lou Brandow, Janet Frank, Shaun Greyling, Bill Lovett, Scott Pauquette, Chris Zabal, **Art Direction:** Ravijot Singh, **Design Lead:** Jatin Arora, **Layout & Design:** Surendra Gupta, **Advertising Art:** Elaine Connell

©2010 Naylor, LLC. All rights reserved. The contents of this publication may not be reproduced by any means, in whole or in part, without the prior written consent of the publisher.

PUBLISHED JUNE 2011/ABO-Q0211/5553



# ISN'T IT TIME YOUR BATHROOMS ADDED VALUE TO YOUR PROPERTIES?

Give your bathrooms a permanent upgrade! You won't believe the transformation. Just one call – and we will take care of the rest.



© 2011 BATH FITTER, all rights reserved

- Why use traditional destructive bathroom remodeling techniques?
- We will install beautiful durable new acrylic bathtubs & showers RIGHT OVER your old ones
- We will install custom one piece acrylic wall surrounds RIGHT OVER your old walls
- Our quick, clean installation process means minimal room downtime, and no lost revenue
- BATH FITTER technicians are pre-screened and factory-trained
- We don't use subcontractors, we are licensed, and insured
- Top quality products and services since 1984
- Thousands of enthusiastic commercial references available

**BATH  
FITTER®**

**TALK TO THE PROFESSIONALS YOU CAN TRUST**

**1-866-212-2893**

**725 Montauk Highway, Copiague, NY 11726**

**[www.bathfitternewyork.com](http://www.bathfitternewyork.com)**

Property taxes, rent regulations, bedbugs, water rates, new violations, lost tax credits, and mortgage defaults.

There are certainly no shortage of issues facing the real estate industry this spring as I take over as executive director of Associated Builders and Owners of Greater New York. Unfortunately, I cannot promise to solve all these problems. But I *can* promise to help you deal with them by making sure you are informed and prepared.

To that end, ABO is redesigning our web page this month, and we will be relying more heavily on electronic communications. Twitter and Facebook are not just social media; they are tools we will add to our business arsenal. You have already begun receiving regular ABO E-News updates if we have your email address. Be sure to send us an address if you haven't.

Beginning this month, we plan to use *Developments* to explore a few subjects in more depth. In this issue, we have an article on the Waterfront 2020 plan for those of you who missed the terrific lunch program we had with representatives of the City Planning Department and Economic Development Corporation. There is a map showing where the city will be adding parks and esplanades over the next decade, along with industrial, commercial, and residential development. What do you think will happen to property values once a new waterfront park opens on the corner?

We also have an interview with ABO member Ray Saleeby of Remco Maintenance & Restoration. Instead of talking about his business, we asked Ray to talk about what his customers want to know: "Which products require the least maintenance, and what should they avoid?"

ABO members are a wealth of information in their different fields, and if we

are not sharing that information we are leaving money on the table.

Education is also a key aim of our plan to revitalize the Registered in Apartment Management certification program. RAM is the premier apartment management certification nationwide. I often get asked if I know anyone who can handle a key management position. Thanks to the RAM program, the answer will be yes.

ABO has taken over ownership of the RAM program from the National Association of Home Builders because we believe it needs attention from people who understand multifamily housing.

Speaking of NAHB, ABO members should remember that our membership includes membership in both NAHB and the New York State Home Builders Association. These are terrific national and state resources for information, lobbying, and networking opportunities, and we will be working to make sure you benefit from all of your membership privileges.

I also want to urge everyone to mark their calendars for Buildings/NY 2012, May 2 and 3.

This is more than just a trade show. This is the largest conglomeration of real estate professionals, seminars, conferences, goods, and services in the Northeast each year. ABO created the show, and we are proud that it has become a resource for the entire industry.

I look forward to working with every member of ABO in the year ahead, and please call if you have any issues, ideas, or questions you would like to discuss.

Regards,  
Dan Margulies



DAN MARGULIES

Beginning this month we plan to use *Developments* to explore a few subjects in more depth. In this issue, we have an article on the Waterfront 2020 plan for those of you who missed the terrific lunch program we had with representatives of the City Planning Department and Economic Development Corporation.

## Nicholas A. LaPorte Jr.



Nicholas Laporte, ABO Executive Director for 15 years, passed away in March.


Having helped ensure ABO's continued growth through its transition into the 21<sup>st</sup> century, Nick is remembered for his dedication and commitment to ABO. He is loved and admired for his lust for life and kind and generous nature.

Nick joined ABO as executive director in 1996 with a masterly grasp of the often labyrinthine process of governmental legislation, having served as head of the New York City Council Infrastructure Division, with several committees within his jurisdiction, including Housing and Buildings.

Nick led ABO in numerous campaigns over the last decade to benefit the real estate community,

including the rewriting of the building code — the first major change in the code since 1960. He was especially concerned with fostering a positive image for the building community. It is, after all, he has said, “perhaps the most philanthropic of all industries. They do give back.”

One of the philanthropic organizations ABO has continually supported is The Ronald McDonald House New York, a facility that provides a temporary “home away from home” for pediatric cancer patients and their families. It allows families to remain a complete unit as their child receives treatment.

Nick's son, Matthew LaPorte, has asked members to honor his father's memory with contributions to The Ronald McDonald House. Nick loved the work of the House and wanted his memory to serve to help families fighting the disease that took his own life. To donate, call 212.639.0100 

**A FAULTY CHIMNEY CAN COST YOU MORE THAN MONEY  
IT CAN COST YOU YOUR HEALTH & PREMISES LIABILITY**



**ADVANCED CHIMNEY INC.  
NEW YORK'S MOST EXPERIENCED  
CHIMNEY EXPERTS**

*Proud Member of*  
 **CERTIFIED CHIMNEY SWEEP**

For more than 13 years, Advanced Chimney has been the leader in the installation, maintenance and repair of chimneys in commercial and multi-family properties in the New York Metropolitan area. Our services include: Installation, relining, inspection, cleaning, code violation correction, safety & carbon monoxide testing and repairs of any size and complexity. On call for you 24/7/365.

 **NATIONAL CHIMNEY SAFETY COUNCIL MEMBER**

 **NFPA**

**ADVANCED CHIMNEY INC.**  
Telephone: 1-800-640-3583  
[www.advancedchimney.org](http://www.advancedchimney.org)



Contact: Peter Lippis – Phone: 631-297-3743 E-mail: [advancedchimney7@aol.com](mailto:advancedchimney7@aol.com)



**KAUFMAN IRON**  
WORKS, INC.  
SINCE 1907

**YOUR BUILDING  
EXPERTS**

**BEAUTIFY • MAINTAIN  
IMPROVE • SECURE**

217 Godwin Avenue • Paterson, NJ 07501  
T: (718) 991-5400 • F: (718) 893-7168 • [www.kaufmaniron.com](http://www.kaufmaniron.com)



# VISION 2020: Redeveloping NYC's Waterfront

BY STEVEN CUTLER

Over the past decade, New York City has finally begun to exploit its greatest natural recourse, the 520 miles of waterfront that surrounds the five boroughs — more acreage, bordering ocean, river, inlet, and bay, than the other great shorelined American cities combined.

In Manhattan, for example, the re-landscaping of the West Side of Manhattan is one-by-one turning piers on the Hudson River into waterfront parks, creating new neighborhoods and spurring development in previously uninhabited areas of the far West Side. Likewise, the residential rezoning of the formerly industrial Williamsburg waterfront in Brooklyn has fostered the development of a slew of massive condominiums, like Douglaston Development's The Edge — turning that stretch of the East River shoreline into what will someday look like a New York City version of Miami Beach.

But we ain't seen nothing yet.

*...the re-landscaping of the West Side of Manhattan is one-by-one turning piers on the Hudson River into waterfront parks, creating new neighborhoods and spurring development in previously uninhabited areas of the far West Side.*



The Vision 2020: New York City Comprehensive Waterfront Plan issued by the Department of City Planning in March is a blueprint, meticulously detailed in nearly 200 pages, for reclaiming the city's shoreline for redevelopment, rezoning huge swaths of land for mixed-use, establishing whole new neighborhoods in the process.

A year in the making, Vision 2020 outlines one of the most sweeping transformations of an urban waterfront in American history, formulated by a collaboration of public, state and federal agencies, plus the City Council, the New York City Economic Development Corporation, the Mayor's Office of Long-Term Planning and Sustainability, and the Departments of Parks & Recreation and Environmental Protection.

Of particular interest to developers, the plan aims to streamline the commissioning process for building on the waterfront, which for too long has been an onerous, seemingly endless process involving a multitude of city agencies.

Addressing an ABO Luncheon in April, Mary Kimball, Planner with the Department of City Planning for the City of New York, told members, "The Plan is process-oriented about making

development feasible and predictable on the waterfront and making all the ideas we have in the plan come to fruition.”

Predictability is the key to engaging the development community and indeed, governmental plans this massive and long-range are often left to the discretion of future administrations to fund and carry out. But to put muscle to Vision 2020, Mayor Bloomberg has committed \$3 billion to an initial “Action Agenda,” a three-year plan to catalyze waterfront investment, improve water quality and expand public access. The agenda includes 130 funded projects that will create more than 50 acres of new waterfront parks, 14 new waterfront esplanades, and a new commuter ferry service.

## Development Opportunities

Vision 2020 is a king-sized revamp of the City’s 1992 Comprehensive Waterfront Plan, which presented dozens of redevelopment sites in the five boroughs, some of which went forward as proposed over the last two decades and others that remain opportunities. The brand new development opportunities proposed in the new plan are still in the planning stages, but the new plan incorporates and expands on those awaiting redevelopment.

## Brooklyn Bridge Park

Some high-profile projects are taking shape right now, such as Brooklyn Bridge

# REACH 14 N.-BROOKLYN UPPER BAY NORTH

**Location:** East River and Upper Bay from Newtown Creek to Atlantic Ave.

**Upland Neighborhoods:** Greenpoint, Williamsburg, Navy Yard, Vinegar Hill, DUMBO, Fulton Ferry, Brooklyn Heights

## Neighborhood Strategies

### Reachwide

- Facilitate open space improvements at street ends in coordination with approved plans and zoning regulations for adjacent sites.
- Release Brooklyn Waterfront Greenway Master Plan, guiding the creation of a 14-mile, multi-use, waterfront path between Newtown Creek and the Shore Parkway Greenway.
- Test feasibility of commuter ferry service on the East River connecting Brooklyn/Queens with Manhattan.

### 65 Commercial St.

- Explore options for funding and relocation of MTA facility and construction of a public park.

### Dupont St. Site (Greenpoint Lumber)

- Support mixed use redevelopment of site to facilitate housing, expansion of Newtown Barge Park, and provision of public access.

### India St. Pier

- Support design of piers for water taxi services and explore opportunities for on-water recreation based on the criteria described in the Citywide Strategy.
- Ensure that any upland site development integrates pier into waterfront public access, consistent with the Greenpoint-Williamsburg Master Plan.

### Java St. Pier

- Explore opportunities for water-related educational programming and boat launch, based on the criteria described in the Citywide Strategy.

### Transmitter Park

- Complete construction of 1.5-acre park including a playground, small pier, benches, and trees.
- Pursue funding for refurbishment of transmitter building as park amenity.

### Bushwick Inlet Park

- Continue the phased acquisition, remediation and development of the new park.
- Provide access for variety of recreational boating uses along with related facilities such as boathouse or comfort station, consistent with criteria described in the Citywide Strategy.
- Explore opportunities for inclusion of a museum commemorating the USS Monitor.

### Williamsburg Bridge Area

- Explore potential for open space under bridge dependent on finding relocation sites for current DOT and DCAS facilities.
- Commence redevelopment of the Domino Sugar factory, including affordable housing, commercial, community facility and waterfront open space.

### Brooklyn Navy Yard

- Continue replacement of bulkhead and piers, and complete dredging to ensure long-term viability of maritime uses.
- Support continued economic development through industrial and commercial uses, including expansion of Steiner Studios, construction of Green Manufacturing Center, and redevelopment of DCAS Auction lot and Admirals Row site.
- Explore opportunities for controlled public access (including views of docks, planned point access, and paths) around and within Brooklyn Navy Yard where appropriate, building on existing regular public tours of the industrial park.
- Support preservation of historic structures.
- Complete redesign of Flushing Ave. between Williamsburg St. West and Navy St. as part of Brooklyn Waterfront Greenway.
- Open exhibition and visitors center.

### ConEdison site at Division Ave.

- Explore options for redevelopment for industrial and/or commercial uses with opportunities for public access if appropriate.

### Brooklyn Bridge Park

- Support continued development as envisioned in the General Project Plan including active, passive, and in-water recreational uses, habitat enhancement, and residential and hotel uses.
- Complete improvements, including Squibb Park pedestrian bridge, upland recreation areas between Piers 1-6, and active recreation on Pier 5.
- Explore improved connections with neighboring street network to provide a safe and cohesive access to the park (i.e., Old Fulton Street, Atlantic Avenue).
- Explore improvements to increase access to the park via mass transit.
- Finalize agreement for cultural use at Tobacco Warehouse.
- Develop Greenway linking the Columbia St. Greenway to DUMBO.
- Issue RFP for adaptive reuse of Empire Stores.
- Re-open Empire Fulton Ferry Park with “Jane’s Carousel” installed in a new all-weather pavilion and other park landscape and amenity improvements.

144 VISION 2020: NEW YORK CITY COMPREHENSIVE WATERFRONT PLAN - NEIGHBORHOOD STRATEGIES

**Smart building owners,  
co-op boards  
and building managers  
have one thing in common.**

**They talk to IMPERIAL  
about their garages.**



**IMPERIAL  
PARKING  
SYSTEMS**  
New York's Fastest  
Growing Parking Company

Bill Lerner, President  
212-736-7171  
107 West 13th Street  
New York, NY 10011  
[www.imperial-parking.com](http://www.imperial-parking.com)

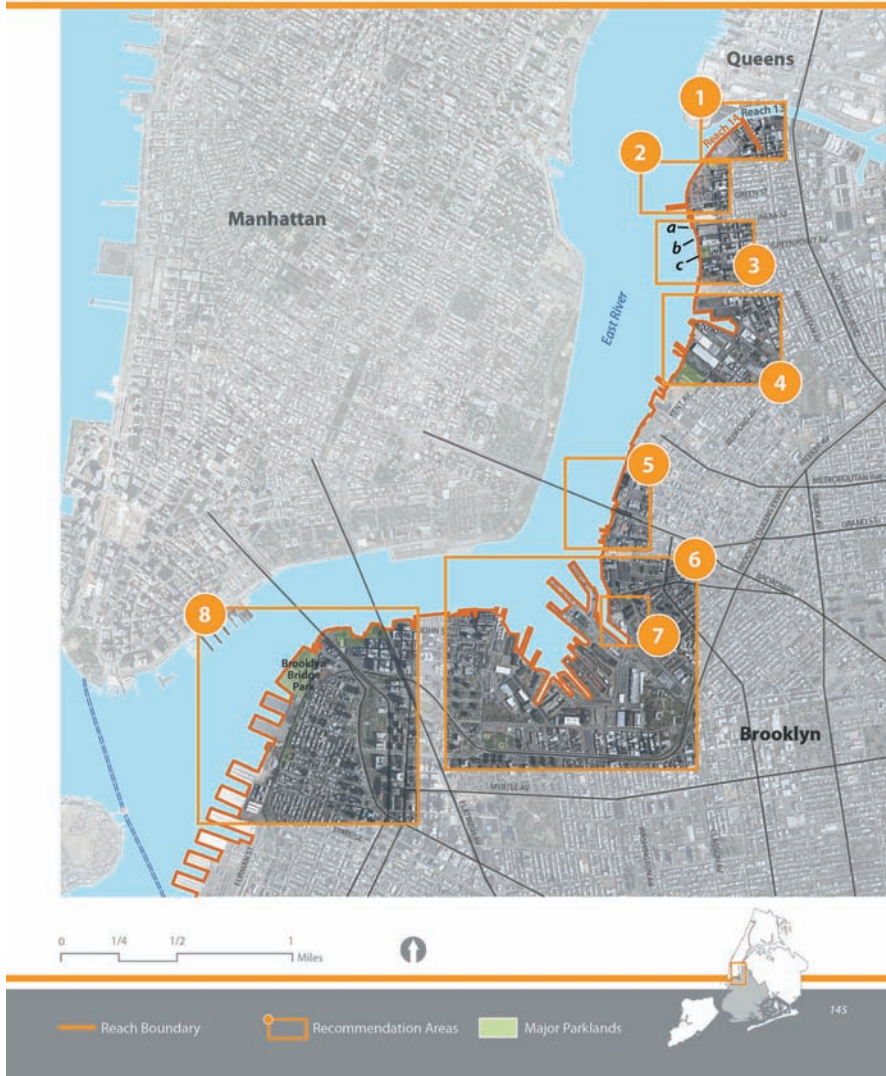
Park, which has received \$40 million in seed money from the City.

“This summer,” Katie Axt, Senior Project Manager of the NYC Economic Development Corp., told ABO members at the April Luncheon, “five-and-a-half acres of the park will be open. Then next year, we’ll have the construction of the new pedestrian bridge — and newly recreational usage will be created on Pier One and Pier Six.”

The most significant park development in Brooklyn since Prospect Park was built 135 years ago, the future 85-acre Brooklyn Bridge Park will transform a formerly inaccessible 1.3 mile stretch of shoreline along the East River into a public space filled with lawns, recreation, beaches, coves, restored habitats, playgrounds, and beautifully landscaped areas. While details have yet to be ironed out, the park’s \$14 million yearly



## REACH 14 N.-BROOKLYN UPPER BAY NORTH



Plus, said Axt, “the Fulton Fish market has an RFP coming out in a few months, during the early summer,” for a food manufacturing facility.

The most ambitious development centers targeted in the plan, says Axt, “are very large, requiring a lot of planning — not really a three-year horizon but more like 10.” One is the New Stapleton Waterfront Development Plan, the transformation of The Homeport, a 35-acre decommissioned U.S. Naval Base in Staten Island, into a new, mixed-use residential community.

“We will begin construction this fall,” said Axt. “It’s a two-phase mixed use development with over 900 housing units, 40,000 square feet of retail — a cornerstone of redevelopment for the downtown waterfront community on the North Shore of Staten Island to create a central location to draw redevelopment opportunities.”

Like Brooklyn Bridge Park, New Stapleton, as it takes shape in the next three years, will emerge as a showcase for the possibilities of collaboration between the building community and city government for transforming the shoreline of New York City.

“There are about 70 sites throughout the city that we recognize have the potential for future waterfront redevelopment,” said Axt.

To view the complete plan, search for “Vision 2020” at [www.nyc.gov](http://www.nyc.gov) 

operating expenses will be supported in part by residential development nearby.

### Projects Out for Bids

Right at the moment, Axt told ABO members, “There is a rolling RFP right now for Bush Terminal in Sunset Park, Brooklyn, for industrial and manufacturing that closes in December, and HPD has two major projects going on. One is for approximately 1000 housing units in Edgemere in Queens. And we are building over 1000 housing units at Hunter’s Point South,” a mixed-use development on 30 acres of prime waterfront property in Long Island City which will include the construction of 5,000 housing units, retail space, community facilities, an intermediate school and high school and an 11-acre waterfront park.

**Reliable! • Experienced! • Affordable! • Honest!**

**Lead Abatement, Asbestos Removal, Construction & Demolition**  
**Lead Paint XRF Testing Inspections - Clearance**  
**• HPD & DOH - Violations Contested & Corrected**  
**LOCAL LAW EXPERT!**



**Fully Insured, Low Pricing,  
All Work Guaranteed**

**CONTRACTORS  
WELCOME**

Email: [newyorklead@aol.com](mailto:newyorklead@aol.com)  
Website: [www.nylead.com](http://www.nylead.com)

Consumer Affairs Lic. #1014875

1384 Carroll Street, Suite 2B, Brooklyn, NY 11213

**718-221-2323 Fax: 718-363-2074**



QUALITY  
•  
SERVICE  
•  
PROFESSIONALISM

*Proudly Serving  
The Real Estate  
Management and  
Construction Industry  
For Over 20 Years.*

### **Liberty Custom Contractors Corp.**

320 Northern Blvd.  
Great Neck, NY 11021  
Phone: 718-389-9682

**www.libertycustomcontractors.com**



*Protect Yourself From Environmental Issues  
With A Company You Can TRUST...*

**LEW Corp.**  
Since 1991

LEW Corporation is a nationally recognized environmental company that has been an active ABO Board Member since 1998, and has strived to provide its members with solutions to environmental issues that they can trust.

### **Lew Corporation can assist you with your Lead Paint Compliance requirements.**

- Individual Building Component Lead-Free Certification complex wide\*
- Lead Dust Wipe Clearance Sampling & Dust wipe kits
- Lead RRP compliance programs (digital web based management tool)
- EPA Certified Renovator Initial Training (English & Spanish)
- State, City and Local Lead Law Compliance Assistance
- EPA Dust Wipe Sampling Tech. Training

\*Subject to appropriate testing indicating components are free of lead based paint

Contact LEW Corporation to receive the proper tools and instructions that are required to become compliant with Lead-Based Paint laws, before it's too late.



**800-783-0567**  
**www.LEWCorp.com**

*When you hire LEW Corporation, you've gained a partner... a partner you can TRUST!*

### **Environmental Testing, Training & Remediation**

**Lead-Based Paint • Mold/IAQ • Asbestos  
Radon • Site Assessments**

In up markets or down,  
our depth of knowledge and  
wealth of experience  
help clients reach their goals.  
Which is why  
the most successful developers  
repeatedly **partner with us.**

Direction  
drives  
Success > **THE MARKETING  
DIRECTORS**

www.themarketingdirectorsinc.com  
T 212.826.8822  
Licensed real estate brokers

Customized strategic solutions for residential developments.



## **ELEVATOR MODERNIZATION MAINTENANCE REPAIR**

**24-35 47th Street  
Astoria, NY 11103**

**Contact: Gus Catanzaro, Exec. V.P.**

**718-726-5900**

**Fax: 718-728-0217**

**gcatanzaro@centennialelevator.com**



# Built to Last

## Choosing the Right Material for Your Building

BY STEVEN CUTLER

W

hatever the budget for development or renovation of the exteriors and interiors of a building, choosing the right materials at the onset and a proper maintenance plan will save on costs in the long run.

*ABO Developments* talked with CEO Raymond Saleeby and executives at Remco Maintenance and Restoration, the largest maintenance and restoration company in the Northeast, about the best materials available today for your job and how to keep them looking good and lasting longest.

### **Class A: If You've Got It, Flaunt It**

"Buildings that are striking to tenants command a lot greater price per square foot," says Saleeby. "For example, buildings in New York that have a natural finish bronze command a higher rate."

A versatile metal, bronze can be polished to a finish with high reflectance or to a matte, and lends itself well to gilding.

Used extensively for ornamentation in residential buildings in the early 20<sup>th</sup> century, bronze is still used in doors and windows, frames, railings, elevators, escalators, lamps, and hardware.

"In the '80s Donald Trump got something going with bronze," says Remco's Senior Account Manager, Robert Coffey, "but it was in a mirror finish polish that is starting to fade out now. Some of our clients have decided to move away from natural finish bronze or mirrored finish bronze because they found it is a difficult look to maintain. They've asked us to convert it to a dark finish bronze. In many cases they chemically oxidize it to look like a statue."

Still, according to James DuBon, Remco's vice president of sales, a great many Class A building owners

appreciate the value of mirror polished bronze. But to economize, they use it sparingly. "They use it on the lower level where they get more bang for their buck — in the lobby, at entrances and maybe even the canopy."

To those who do choose a natural or mirror finish, Saleeby explains, "bronze has to be refinished periodically, and maintained on an ongoing basis," and only by highly trained metalwork specialists, he adds. "Done improperly, you could not only lose the luster, but you could damage the metal."

To prevent bronze, a copper-based metal, from oxidizing quickly, a new protective coating should be applied on an annual basis, especially on handrails and other areas that people touch.



## Stainless Steel: Today's Metal of Choice

Because of its reputation for costly maintenance, bronze ornamentation is taking second place to stainless steel. "A lot of architects are specifying stainless steel these days because they feel it has better wear than bronze," says DuBon. Because stainless steel does not oxidize, it is somewhat easier to care for.

Also, says Saleeby, "stainless steel has a very long life — 10 or 15 years worth of warranties." Remco put a metallic coating on the J.P. Morgan Chase headquarters, a complete stainless steel building. The metallic coating is popular for exteriors today for its durability and sleek black look. "It's the kind of paint that you use on automobiles. You have a stainless steel building that has the look of a painted building. But classier and more durable."

Coating a building, which requires a low VOC paint and state-of-the-art strippers and application devices, is a fine art, insists Saleeby. "It's not something a painting company would do. We do not use junior people to do craftsman's work."

"We've seen buildings here in New York that are already peeling after a few years," says Saleeby. "That is because it was either improperly prepared, or it was the wrong kind of coating to use, or it was painted at the wrong time of the year." Metallic coating is temperature sensitive.

An essential final step, advises Saleeby, "is to put on the proper protective finish. If you protect the metal with the right kind of lacquer and clean up properly, it will last you a long time."

Short of repainting their building, Saleeby recommends that owners invest in resealing their entire building every five years.

## Best Bang for the Buck

For developers who do not have a JP Morgan Chase budget, a popular second best to stainless steel for a building exterior is anodized or metallic coated aluminum.

"Any type of extruded aluminum, whether it is powder coated or clear anodized aluminum, is a less expensive way to go to build when it comes to price per square foot," says DuBon. "The storefronts in the lobbies, even curtain walls, can be aluminum."

"A lot of buildings have aluminum curtain walls," especially the tall ones, says DuBon. "Remco is involved in two of the largest façade restoration projects in the tri-state area — recoating and recaulking two 50-story-plus high-rise commercial buildings."

Whatever the material a builder uses on the exterior, he/she needs to be wary of the quality of his/her choice and to choose the supplier carefully. "A lot of the materials put in today are not as good," cautions Coffey. "I dealt with the recent issue at 200 Fifth Avenue where a company produced a material the construction firm thought was 'just' stainless steel. It was made in Germany and contained a certain amount of zinc in it. There was some rusting, and stainless steel generally does not rust."

Some buildings are foregoing refinishing altogether, preferring the natural look, notes Coffey. "A lot of architects these days, in many residential properties in Soho, like to take off the finishes and leave it in the natural steel, cold rolled steel," sealing the property to protect the original finish.



*Refinishing One Chase Manhattan Plaza*

With sustainability the watchword in construction today, says Coffey, "we are heavily into green products, especially in residential areas. We use products that have low VOC and that are certified by the U.S. EPA. And to lessen the smell from lacquers in a residential building, we will use an air evacuation system."

## It's What's Inside That Counts

Marble and other natural stones are the materials of choice for interiors in new construction today, as they were in prewar-era buildings. But what of the multitude of existing properties built in the 1980s and the couple decades after that whose lobbies are done in the material popular in their day, the ubiquitous travertine?

"In many older lobbies that have travertine walls and floors, we've been brought in to literally fill the holes, clean it, fill it, polish it to a high sheen, or just hone it," recalls Saleeby. The result: "magnificent," he says. "If done right."

"If it is not done right," he explains — "if they don't fill it with the right stuff or if they use cement instead of an epoxy — it could be an enormous expense to the point where a client may wind up replacing the entire lobby."

In worn travertine, says DuBon, "all the holes collect dirt and dust and give it a dirty look. And it's difficult to clean." The solution is to take a trammel to each hole and refill it. "When you fill it, sand, hone and polish it, you can get a new lobby look, without the enormous costs."

*Associated Builders and Owners of Greater New York, Inc.*

# ROSENWACH TANK

WOOD & STEEL TANKS

**Rosenwach Group**  
40-25 Crescent Street  
Long Island City, NY 11101  
718-729-4900  
212-972-4411  
Fax: 718-482-0661  
[www.rosenwachgroup.com](http://www.rosenwachgroup.com)

**Andrew Rosenwach**

A photograph of a city skyline at dusk or dawn, featuring several prominent water towers in the foreground and various skyscrapers in the background.





For elevator interiors, stainless steel or braided stainless steel are good choices for their ease of maintenance. Bronze surrounds can be added for a touch of class. In existing buildings, where elevator doors are either bronze or stainless or a combination of the two, refinishing is a fine choice. "They're difficult to refinish," says Saleeby, "but they are gorgeous."

Some elements in high-traffic areas in common spaces, like door pushes and handles, need frequent refinishing. "With revolving doors, for example," says Saleeby, "if you don't coat them you will have very quick oxidation. But if you spray lacquer on the metal and refinish it, it has a far longer life than untreated."

### Maintaining Your Asset

Hit hard by the economic downturn of the past five-plus years, building owners have had to, or have been tempted to, slash their expenditure on upgrades to their properties or to reduce their budget for maintenance. But that is risky business when it comes to the building's façade and interiors.

"The economy has resulted in many companies deferring their maintenance," observes Saleeby. But especially now, he says, "when the economy is starting to come back and tenants are looking for either better places or better deals, if owners want to retain their tenants they cannot ignore the maintenance."

They need to weigh the expenses of upgrades and maintenance against

the revenue potential of their building. "Front doors, the canopies, the elevator cabs and lobby floors," says Saleeby — they are the things tenants see every day." Choosing the right materials and finishes and maintaining them properly prevents early deterioration and erosion, saving money in the long run on early replacement and refinishing.

"Typically what we see with some owners and management people," says DuBon, "is that they wait too long to address some of the issues. What they think is going to be a quick fix later becomes a major restoration project."

He recalls a recent consultation with a hospital facility. "It was a property very close to the water. They have all new stainless steel that is starting to rust because of the horrible winter we had, and the salt and sand. I explained to them that refinishing twice a year instead of once a year will cost them less per service and keep them always looking good."

"I could save them many thousands of dollars in the long run," he told them, "by doing it more often rather than less often." ○

## Ver-Tech Elevator

SERVING NEW YORK • NEW JERSEY

### 24 HOUR EMERGENCY SERVICE

Monthly Preventive Maintenance | Repairs  
Modernizations | Violation Removals  
Inspections | Testing

718.850.9111 / 212.375.1900 / 516.239.2205

[www.ver-techelevator.com](http://www.ver-techelevator.com)



**SIRINA**

PROTECTION SYSTEMS CORP.

## Robert Salem

Sales Manager

### AUTHORIZED DEALER:

118 West 27th Street, 3rd Floor  
New York, NY 10001

212.929.6800 x 243 Cell: 516.790.6954

Fax: 212.929.6888

[rsalem@sirinafire.com](mailto:rsalem@sirinafire.com)

[www.sirinafire.com](http://www.sirinafire.com)

**NOTIFIER**

**ANSUL**

**CHEMETRON**  
Fire Systems

**Fike**  
CORPORATION

*Serving Energy Needs and Providing  
Burner Service for New York's Most  
Successful Property Owners and Management  
Firms for More Than 80 years*



**Customers Rule.™**

Carla L. Romita - Senior Vice President  
Joseph W. Colonel - Senior Vice President, Sales  
(718) 823-8800 (914) 381-6600

[cromita@castle.us](mailto:cromita@castle.us) • [jcolonel@castle.us](mailto:jcolonel@castle.us)

[www.castle.us](http://www.castle.us)

440 Mamaroneck Avenue, Harrison, NY 10528

## Bavarian Iron Works Co.

Architectural Metalwork

Wrought Iron Stainless Steel Bronze  
[www.Grand-Stairs-Metal.com](http://www.Grand-Stairs-Metal.com)

Gerhard Wurster President

T. 1.800-522-4766 F. 1.888-699-9666

E-mail: [ttbiwcom@verizon.net](mailto:ttbiwcom@verizon.net)

Lansdale, PA 19446

# The **urbancanvas** Pilot Program:

## Construction Site as Art Installation

**T**he Department of Building's "urbancanvas" program offers developers and owners the opportunity to drape scaffolding and other temporary structures on construction sites in original artwork — in effect, to turn their sites into public art installations, enhancing the curb appeal of their property while publicly demonstrating their commitment to the beautification of the streetscape and support for art and culture in the city.



*Winners of the urbancanvas Design Competition.*

Owners choose from the winners of the urbancanvas Design Competition, which challenged professional artists and designers to create printed artwork for temporary protective structures at construction sites to beautify New York City's streetscape.

Four design "packages" are available with complementary artwork to decorate four different types of temporary protective

structures on a site: construction fences, sidewalk sheds, supported scaffolds and cocoon systems.

The New York City Department of Buildings and the New York City Department of Cultural Affairs, with support from the Rockefeller Foundation, partnered to create the program.

To get permission to display the designs, the developer or owner agrees to defray the costs of printing and posting them. The owner identifies his or herself as the "sponsor" of the art next to the designs on the structures. The program is a colorful way for an owner to gain exemption from the normal limitations of the NYC Construction Codes, which currently prohibit the posting of any material on temporary protective structures.

For more information on the urbancanvas program and for guidelines for property owners who want to participate, visit [www.nyc.gov/urbancanvas](http://www.nyc.gov/urbancanvas) ○

## New Rules For "Cool" Rooftops

In April, the City Council voted to amend the Administrative Code of the City of New York and the New York City Building Code, applying new guidelines for rooftop coatings. The new legislation requires the use of more reflective and emissive — so-called "cool," or light-colored — materials in new construction and alterations of roofs in existing buildings where 50 percent or more of the roof area and 500 square feet or more of roofing is being replaced. The rules go into effect January 1, 2012.

Cool roof coating, when laid on top of a standard asphalt roof absorbs less heat and releases absorbed heat better than traditional roofing materials, a City Council Housing and Buildings Committee report said. Plus, they lower rooftop temperatures and lessen the heat load to a building, reducing the energy needed to keep the building cool.

The Committee claims that any additional construction and renovation expenses builders and owners would incur in complying with the rules would be offset by the savings in energy costs.

A component of the City Council's policy of enhancing the sustainability of buildings in New York, the new rules are said to strengthen the "white roofs" provisions in the 2008 Building Code, written to enforce the city's commitment to reducing its greenhouse gas emissions 30 percent citywide by 2030. The new coating standards for rooftops were created to take advantage of the more reflective and emissive roof coating materials that have come on the market since 2008, the Council said.

Buildings are responsible for about 80 percent of the City's greenhouse gas emissions, the Council has estimated, and energy use in buildings (private and city-owned) is the largest contributing sector to the greenhouse gas emissions inventory. With almost one billion square feet of roof area, the tops of the city's buildings are a key place to focus on conservation. ○





# ABO's BuildingsNY/ GreenBuildingsNY 2011

## Exciting New Innovations at the Largest Real Estate Show in the Northeast

**W**ith signs and signals of a real estate recovery changing from green to red and back on a daily basis, it's hard to get a read of where we're heading. But if the buzz at ABO's BuildingsNY/GreenbuildingsNY 2011 at the Jacob Javits Center on March 30 and 31 was any indication, the real estate industry is coming back to life for sure.



*Keynote Speaker Brooklyn Borough President Marty Markowitz*



*Ribbon Cutting With Brooklyn Borough President Markowitz and ABO Executives and Members*

Launched by a ribbon-cutting ceremony and standing-room-only Keynote Address Wednesday morning March 30 by Brooklyn Borough President Marty Markowitz, the show drew 5,000 building industry professionals and featured a dozen more exhibitors this year than last. The show saw a 14 percent increase in overall participation this year over last.

Attendees included participants in the elite "Top Buyers Program," representing 14 out of the top 15 buildings in New York, including the Empire State Building, Trump Tower, Museum of Natural History, Guggenheim Museum, Grand Central Terminal, Lincoln Center and UN Headquarters. The Top Buyers represent billions of dollars of spending on construction projects.

"The floor was humming," recalls Suzanne K.H. Mecs, Director of Membership of AIA New York, the founding Chapter of the American Institute of Architects, an exhibitor at BuildingsNY for nearly a decade. AIA held court this year

at the show's first-ever Architectural Design & Technology Showroom.

"There was a steady flow," reports Steve Saitas, Regional Account Executive at ArchiTrek, a company offering a web-based ("cloud") document management system for architects and builders — another company operating within the Architectural Showroom. "People kept coming and coming for the two days. I didn't take lunch."

The aim of the Architectural Design & Technology Showroom, which will be expanded and improved in future BuildingsNY shows, is to provide an innovative, technologically advanced networking lounge for architects to connect with building owners, engineers and contractors.

Firms in the Architectural Pavilion included: Microdesk, a national company offering a comprehensive range of services utilizing Building Information Modeling (BIM), virtual design and construction software; Trespa International BV, a world leader in the development, production and delivery of high-performance panels for exterior cladding, decorative facades and interior surfaces; Radiant Complete, provider of radiant heat and alternative energy solutions; and many more.

Mecs is particularly interested in working with builders and owners, she says, "on sustainability issues and the benchmarking and the follow-up commissioning process. We're trying to make sure that architects and building owners are talking at an early phase to understand how they can help each other in the process that is so critical to the city."

Sustainability is a major and growing component of BuildingsNY/GreenBuildingsNY. In addition to hosting exhibitors offering a vast array of energy conservation products and services, the new Conference Program presented mini-courses on such topics as: How to stay profitable, including two full days of business management courses; creative strategies for managing

*continued on page 18*



continued from page 17

energy consumption, including courses on the Greener, Greater NY legislation, lighting, plugloads, energy monitoring, and more; and the latest trends in Green Design, including urban agriculture, BIM, green materials, and renewables.

The conference allowed attendees to earn continuing education credits with a number of organizations, including US Green Buildings Council credits for LEED professionals and RAM recertification credits through ABO. There were also a variety of complimentary programs presented in two theaters on the show floor including a New Incentives Forum, sponsored by ConEdison, offering a comprehensive array of courses on every aspect of energy efficiency, including tapping into public funding sources that support green building.

Some of the exhibitors presenting new products and services to enhance energy conservation in buildings included: Elite Energy Systems, maker of co-generation heat and power systems; Green Mountain Energy, an electric service company (ESCO), providing 100 percent renewable energy to commercial properties, including the Empire State Building; and GreenSmart, a consulting firm offering building-wide energy reduction programs.

Beyond green resources, BuildingsNY presented exhibitors offering the latest and best products and services to enable owners and managers to build and operate a building to optimum efficiency, from Abatron (manufacturer of building materials) to Zep (one of the country's leading specialty chemical manufacturers).

It was, as ever, the largest real estate trade show in the Northeast — to be outdone only by BuildingsNY/GreenBuildingsNY May 2 and 3, 2012. ○



Hmmm...  
Cork Flooring!

**Globus Cork**  
www.CorkFloor.com  
tel. 718.742.7264

Durable, Quiet, Affordable

#### ABO WORKERS COMPENSATION INSURANCE

Durnan Group  
Managers ..... Outside Back Cover

#### APPLIANCES

PC Richard Builders  
Division..... Inside Back Cover  
www.pcrichard.com

#### BATH & KITCHEN REMODELING

Alexander Holdings d/b/a  
Bath Fitter..... 6  
www.bathfitter.com

#### BUILDING AUTOMATION SYSTEMS

Heat-Timer  
Corporation..... Inside Front Cover  
www.heat-timer.com

#### CHIMNEY & FIREPLACE CONTRACTORS

Advanced Chimney, Inc. .... 8  
www.advancedchimney.org

#### DISPOSERS

In-Sink-Erator ..... 4  
www.insinkerator.com

#### DOORS

Bavarian Iron Works Co. .... 15  
www.grand-stairs-metal.com

#### ELEVATOR MAINTENANCE & REPAIRS

Centennial Elevator  
Industries, Inc. .... 12  
www.centennialelevator.com

#### ELEVATOR SERVICES, MAINTENANCE & PRODUCTS

Ver Tech Elevator ..... 15  
www.ver-techelevator.com

#### ENVIRONMENTAL SERVICES

LEW Corporation ..... 12  
www.lewcorp.com

#### FLOORS - WOOD, INSTALLATION & REFINISH

Globus Cork, Inc. .... 18  
www.corkfloor.com

#### FUEL OIL, NATURAL GAS & BURNER SERVICE

Boro Fuel Oil Co., Inc. .... 3  
www.borofuel.com  
Castle Oil Corp. .... 15  
www.castle.us

#### GATES - SECURITY

Bavarian Iron Works Co. .... 15  
www.grand-stairs-metal.com

#### IRON WORK - ORNAMENTAL & MISCELLANEOUS

Bavarian Iron Works Co. .... 15  
www.grand-stairs-metal.com  
Kaufman Iron Works..... 8  
www.kaufmaniron.com

#### LAUNDRY ROOM EQUIPMENT - SMART-CARD TECHNOLOGY

Fowler Route Company ..... 18  
www.fowlercompanies.com

#### LEAD PAINT ABATEMENT SERVICE/SUPPLIES

NY Lead Abatement Corp. .... 11  
www.nylead.com

#### PARKING GARAGES

Imperial Parking Systems ..... 10  
www.imperial-parking.com

#### PARKING OPERATORS & MANAGERS

Imperial Parking Systems ..... 10  
www.imperial-parking.com

#### PROGRAM TO MAXIMIZE PROFITS

The Marketing Directors, Inc. .... 12  
www.themarketingdirectorsinc.com

#### SECURITY SERVICES

Sirina Protection Systems  
Corporation..... 15  
www.sirinafire.com

#### TANK CLEANING & MAINTENANCE

Rosenwach Tank Co., Inc. .... 14  
www.rosenwachgroup.com

#### WINDOWS/WINDOW REPLACEMENT

Liberty Custom Contractors..... 12  
www.libertycustomcontractors.com

**S**martCards and new, energy-efficient laundry equipment make laundry day easier for all residents. Call Fowler, one of the largest distributors of laundry equipment in the mid-Atlantic. Featuring Maytag: Whirlpool washers and dryers.

#### Fowler Companies

565 Rahway Avenue  
Union, NJ 07083  
(800) 334-1824  
www.fowlercompanies.com





# **P.C. RICHARD**

**BUILDERS  
DIVISION**

**"THE COMPANY YOU CAN TRUST SINCE 1909"**

## *Designer* **BUILT-IN APPLIANCES**

### **GET THE P.C. RICHARD ADVANTAGE**

- The Largest Appliance Wholesaler In The Building Industry!
- Largest Inventory Of All Quality Brands!
- Guaranteed Low Prices... Buy With Confidence!
- Next Day Delivery By Our Professional Teams!
- Knowledgeable Sales Staff That Guarantees 100 % Customer Satisfaction!
- Our 98 Years Of Honesty, Integrity & Reliability IS UNBEATABLE!



**P.C. RICHARD & SON**  
**There IS A DIFFERENCE!**

150 PRICE PARKWAY, FARMINGDALE, NY 11735

PHONE: 1-800-368-6869 FAX: 1-800-479-0336 E-MAIL: [builders@pcrichard.com](mailto:builders@pcrichard.com)

**THE ABO SAFETY GROUP #561**

**DELIVERED A**



**65%**



**PREMIUM SAVINGS**

**THE LARGEST IN NEW YORK  
FOR ANY REAL ESTATE WORKERS' COMP SAFETY GROUP**

**THE BEST DEAL IN TOWN!!!**

- 25% GUARANTEED UP-FRONT DISCOUNT
- 40% DIVIDEND IN 2010
- EXPERT IN-HOUSE CLAIMS ADMINISTRATION
- LOSS CONTROL PROGRAMS

**THE ASSOCIATED BUILDERS & OWNERS OF GREATER NEW YORK, INC.  
80 MAIDEN LANE, NEW YORK, NY 10038**

**DURNAN GROUP MANAGERS  
212-768-9191**

**Christopher P. Durnan • Matthew J. Durnan**

**THE ONLY REAL ESTATE SAFETY GROUP DOMICILED IN NEW YORK CITY**