



## CONSTRUCTION QUARTERLY

## Elmira College Cowles Hall Renovation Update



Streeter Associates is fully engaged in the Cowles Hall renovation project, which is due to complete in the Spring of 2012. While the major structural work on the building is being completed, our force has been working diligently on the interiors, including the installation of high-end millwork in the Chapel, the interior fit out of the North and West wings and installation of windows. The 156 year-old building was the first structure built on Elmira College's campus and has not had a major renovation since. "The most amazing part of this project is how a balance is kept between all of the modern structural and systems upgrades with the architectural integrity of this historic building" says Ken Brenza, the Streeter (continued pg 2)

## FTP Site Improvements

Our FTP File Share site is getting an upgrade. Streeter Associates established a file sharing FTP site in August of 2010 in an effort to make it easier for distributing bid documents as well as transfer large spec and drawing files. The FTP has created efficiencies, but is not the most intuitive interface for those accessing the site. Within the next several weeks, Streeter Associates will roll out a new user interface that will make it make easier to select and download relevant documents. Instead of each project having its own username and password, every subcontractor and supplier will have their own permanent username and password. When used, all current projects relevant to that particular user will be presented with a simple process for selecting and downloading the desired files.

Streeter Associates File site is accessible through the our website: [StreeterAssociates.com](http://StreeterAssociates.com) ■

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**FEATURED PROJECT** AMOC Schweizer Pavilion

online: [www.StreeterAssociates.com/newsletter](http://www.StreeterAssociates.com/newsletter)

## Cowles Update

Project Manager assigned to the project. “The choice and quality of materials used for the renovation were made with the intent on the building remaining sound for the next 150 years. The build is an icon on this campus and is being preserved as such” Ken added. The relationship between Streeter Associates and Elmira College spans nearly sixty years. Like many other unique projects the company has done at the college, the Cowles Hall project will showcase the convergence of careful design and quality craftsmanship.



Go to: [www.StreeterAssociates.com/News.html](http://www.StreeterAssociates.com/News.html) to see more Cowles photos

## Hydro Mobile University Certification Underway


Streeter Associates Safety Director, Bob Gehl attended a “Train the Trainer” course hosted by Hydro Mobile University held at Hydro Mobile Equipment’s Montreal training facilities and factory in September. The program that Bob attended will certify him to train users and operators on “M” and “P” series scaffolds, including: how to load, transport, set-up, operate and trouble shoot equipment as well as how to plan and layout equipment around complex buildings. The training also included a review of all OSHA scaffold regulations and a tour of the factory and production process. All program participants were also required to deliver a five minute presentation in front of the class.

## BREAST CANCER AWARENESS DAY 2011



For the past five years, Streeter Associates has designated a day for an annual breast cancer awareness day. Organized by Donna Brimmer, a breast cancer survivor, the day pays tribute to those affected by this disease and serves to remind everyone of the necessity of screening for early detection. Many Streeter Associates’ employees and their families have felt the impact of a Breast Cancer diagnosis and make personal contributions to help find a cure.

## From Jeff Streeter



With the Department of Environmental Conservation and Governor Cuomo determining guidelines that will define how the Natural Gas Industry will develop in New York State, one thing is for sure: the Natural Gas Industry is ready to move in. Though there is still heated debate over the use of hydraulic fracturing, many industry analysts expect that the practice will be allowed. The “unknown” is how hydrofracking will be restricted and regulated. As a company, we have been involved with energy-related projects in New York and Pennsylvania and continue to see substantial investments being made by the large energy players on both sides of the border. These investments confirm that resource beneath our feet is too valuable to ignore. If New York allows responsible drilling in the state, it will be a game-changer for our region.

## INDUSTRY MATTERS House Repeal of 3 Percent Tax Withholding Rule Brings Hard-Hit Construction Firms Closer to Relief

AGC’s chief executive officer, Stephen E. Sandherr, issued the following statement today in response to the House vote (by a margin of 405 to 16) to repeal the 3 percent tax withholding measure:

“An overwhelming majority of Representatives understand that the 3 percent tax withholding measure would force construction firms to provide the federal government with interest-free loans at a time when construction activity has declined by \$400 billion and unemployment rates stand at over 13 percent. Such a measure would force contractors to cut staff, purchase less equipment and raise bid levels for publicly funded projects, as a survey the association released last week found.”

For more information on how you can get involved, visit the “Advocacy” page on The AGC’s website ([www.agc.org](http://www.agc.org)) and click on the “Tax” button for suggestions on you can take action.

## Safety Notes

Bob Gehl, Corporate Safety Director



On October 25, 2011, we had our monthly safety meeting based on the OSHA Focus Four. The Focus Four are preventable hazards that cause the greatest number of construction site fatalities. These four hazards are: Fall Hazards, Electrical Hazards, Struck-By Hazards and Caught-In-Between Hazards

### Fall Hazards

In 2004, the Bureau of Labor Statistics (BLS) reported that 1,224 construction workers died on the job, with 36 percent of those fatalities resulting from falls. Falls may result from a number of factors, including unstable working surfaces, misuse of fall protection equipment, and human error. Studies have shown that the use of guardrails, fall arrest systems, safety nets, covers, and travel restriction systems can prevent many of the deaths and injuries that result from falls

#### Fall hazard reduction tips:

- Use a guard rail on any open sided platform with an elevation of six feet or more (this OSHA Regulation that now applies to Residential Construction too).
- Do not stand on unstable work surfaces
- Correct use and maintenance of fall protection equipment as per OSHA 1926.501(b)
- When working on a roof or elevated floor, cover or guard all surface openings.
- Opening covers must be able to handle twice the anticipated load.
- Fall protection must be used in certain situations, such as work in manufacturing facilities, where there is the potential for fall on dangerous equipment.
- Use good housekeeping and keep work areas clear of trip and slip hazards.

### Electrical Hazards

Approximately 350 electrical-related fatalities occur each year. In 2005, OSHA issued almost 3,500 citations related to the top four preventable electrical hazards. The main cause of electrocution fatalities include contact with overhead power lines, Contact with Live Circuits, Not following Lock/Tagout procedures, poorly maintained extension cords and defective power tools. Besides electrocution and electrical shock, this hazard can also produce significant burns and cause fires and falls.

#### Electrical hazard reduction tips:

- Be aware of using equipment such as cranes, ladder, scaffold, lifts and site equipment around overhead powerlines (which are usually not insulated).
- Use barriers and post warnings to prevent passage through areas of exposed energized equipment.
- Only use extension cords with intact insulation and grounding prong. Use proper “Lock & Tag” procedures as well as de-energize circuits and/or equipment being worked on. Verify that system is de-energized and safe prior to work.
- Electrical work should only be performed by authorized employees
- Use a GFCI outlet or GFCI cord attachment - particularly in environments exposed to water or moisture.
- Inspect power tools before use - especially hand power tools - for frayed wiring or damaged insulation. Tools with damaged cords should be repaired by a qualified person or removed from service. Ground power tools need to be plugged into a grounded receptacle, be double insulated, or be powered by a low-voltage transformer.

## SAFETY COMMITTEE MEETING

Friday, November 18th, 2011

**About the Safety Committee:** The Streeter Associates Safety Committee is an internal group headed-up by our Corporate Safety Director, Bob Gehl, and supplements the services provided to us by Lovell Safety Management that help improve and manage our corporate safety program. The Safety Committee’s

## Struck-by Hazards

Struck-by hazards can be caused from a wide variety of sources and can be greatly reduced by wearing proper eye and head protection as well as acute awareness of surroundings. Fatalities from this hazard are typically caused by falling or flying objects, loose and shifting materials, equipment tip over or malfunction, lack of overhead protection, vehicle and equipment strikes.

#### Struck-by hazard reduction tips:

- Be acutely aware of surroundings at all times.
- Be acutely aware of moving equipment and be sure that the operator can see you.
- Cranes, site and material moving equipment should only be used by trained operators.
- Wear protective gear such as a hard hat and safety glasses at all times
- Make sure that equipment and materials on an elevated surface - such as a scaffold - are safety positioned or properly stowed.
- Employ toe boards on scaffold and elevated platforms. Stay clear of a crane hoisted-load until it is its resting position.

## Caught-in-Between Hazards

Caught-in-between hazards are defined as situations where a worker has the potential of being crushed between two heavy objects or hard surfaces. These hazards include: trench/excavation collapse, rotating equipment, unguarded parts, equipment rollovers, equipment maintenance and rigging accidents. The two main “caught-in-between” OSHA citation reasons revolve around excavations: general requirements and protective systems.

#### Caught-in-Between hazard reduction tips:

- Be acutely aware of your surroundings at all times.
- Cranes, site and material moving equipment should only be used by trained operators.
- Faulty or modified equipment should be removed from service and properly repaired.
- Follow sloping, shoring and shielding guidelines for all excavations and assess how soil conditions affect these best practices.
- Use common sense to recognize and avoid dangerous scenarios.
- Have a safety plan for working in confined spaces.
- Equipment being serviced should be de-energized and in a safe position (i.e. site equipment buckets and blades blocked or lowered to ground position)
- Use a detailed demolition plan and follow OSHA guidelines for structural bracing in the demolition process.
- Review all rigging procedures prior to lifting materials and equipment. Stay clear of rigged loads during movement until they are at rest and/or properly secured.

If any have any questions about these hazards when you encounter them on a work site or if you see potentially dangerous scenarios, contact a supervisor or safety officer immediately.

express purpose is to share ideas to advance safety within the company by reviewing past safety performance. The Committee’s quarterly meetings also look forward to improve job site safety with current training and education, new PPE (Personal Protection Equipment) and updated means and methods for protecting our workers. Additionally, improvements for site inspection procedures and changes to OSHA regulations are also discussed.

The Streeter Safety Committee consists of Bob Gehl, Scott Proudfoot, John Jeter, Skeet Waters, Brian Henley, Steve Bunce and Paul Russo.

# HOUGHTON COLLEGE DEDICATES SCIENCE BUILDING EXPANSION

Houghton College recently completed a \$4.1 million expansion of the Paine Science Center and formally dedicated the new facilities on Saturday, October 8, 2011

Construction, managed by Streeter Associates of Elmira, N.Y., began in December of 2010 and was completed in August of 2011 in time for the start of the fall semester. The 24 classrooms, teaching and research laboratories, offices, study areas, instrument room and machine shop which net 16,000 square feet, meet the teaching pedagogies of the next decade.



The addition of new space has created optimal areas for program elements that did not exist when the Paine Science Center was constructed 41 years ago. Examples include the biochemistry, genetics, cell culture, biology instrumentation and physics research laboratories. The laboratory and classroom spaces are designed with reconfigurable furnishings that allow flexibility for multipurpose use.

This design feature allows classes to be taught in the current and effective 'lecture-laboratory' style and the overall design elements lead to cross-disciplinary integration, a hallmark of today's research academe and business processes. Wireless technology is built in, and all materials, HVAC elements and construction are in line with a future Silver LEED energy certification.

**“It is exciting to see it, both physically and in its vision, renewed and rededicated to the education of the next generation of students of Houghton College.”**

*Dr. Mark Lindley*

When coupled with the overall facility, the new spaces effectively accommodate the approximately 230 current science and mathematics majors that include nearly 70 pre-medical students. With a strong history of science and mathematics graduates, Houghton currently has over 3,000 living science alumni, and continues to prepare students to become global contributors empowered by a challenging education, grounded in a relevant Christian context.

Doctor of Internal Medicine and Houghton science alumnus Mark Lindley '79 spoke at the dedication ceremony. Lindley emphasized that the people, not the building, are what make up the science and math divisions; thus, it is essential to build up students that can

effectively use tools and resources in both scientific and nonscientific context. He conclusively stated: “This marriage of technology and scientific understanding with the broader liberal arts is a concept lived actively in this college, and in many ways is the enduring purpose of this building. It is exciting to see it, both physically and in its vision, renewed and rededicated to the education of the next generation of students of Houghton College.”

The college employs 15 full-time and 3 part-time faculty within the division of natural science and mathematics and offers majors in biology, chemistry, biochemistry, math, computer science and physics. An emphasis on collaborative research is encouraged through innovative programs such as Science Honors and the annual Summer Research Institute. The integrated architectural design, directed by George E. Marsh Jr., AIA, of Payette Architectural design firm in Boston, Mass., arranged the entire transformation so that all spaces are configured for the future 22,000 square foot addition that includes a four-story atrium a two-story teaching and laboratory space, and a 300-seat auditorium yielding room for program expansion.

Thanks to the Streeter Associates team - especially Mark Stirpe and Chuck Cooper for a job well done.



## Featured Project

## AOMC Schweizer Pavilion, Elmira, NY



### THE PLAYERS & THE NUMBERS

Streeter's Role:	Construction manager
Type of Contract:	GMP
Architectural Firm:	Wilmot Sanz
Engineering Firm:	Highland Associates
Site Engineers:	Hunt Engineering
Contract Value:	\$16,900,000
New Construction:	41,700 Square feet
Renovation:	60,700 Square feet

Arnot Ogden Medical Center's Schweizer Pavilion addition and hospital renovation was a major upgrade to the hospital's facilities, which included an Emergency Room expansion, a new surgical wing, a OB/GYN wing with interior relocation of suites and departments. This multi-phased project took significant planning to stay on schedule while working in occupied spaces.