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BEST PROJECTS ■ TRISTATE REGION WINNERS

BEST SAFETY ■ SUBMITTED BY Consigli Construction Co., Inc.

N.Y. Capitol Restoration Elevates Safety Practices

The team tackling Contract C of the New York State Capitol Building Restoration project was well aware of the basic safety compliance mandates for an undertaking of this scope. But what impressed Best Projects safety judges the most was the team's application of these practices. The project, the judges said, is an example of risk prevention by design "at its best."

That meant that possible safety risks were scrutinized and addressed well before any worker picked up a tool to begin the fourth and final phase of restoration work on this 114-year-old structure, designated a National Historic Landmark in 1979.

The project included addressing the building's chronic leakage problems and repairing the oldest and most deteriorated sections of the building—the Assembly and Senate staircases, the east roof and east facade. The team worked while the building remained open to the public and legislative offices—located adjacent to and above the job site—remained active.

The roof repair, in particular, was complicated and included decorative terracotta elements; slate and copper; and granite. The team was tasked with restoring two skylights; installing two laylights; renovating Tower Hall; removing asbestos; and renovating the fifth floor.

Contractors developed intricate scaffolding methods and access plans, including using four hydro-mobile platforms with two 4,000-lb hoists for materials delivery on one tower that allowed materials to be delivered to the fifth floor access point.

A third materials hoist was used when the tower crane was in use. The team built a delivery platform into the existing fifth-floor window opening and equipped it with safety rails to guide the crane operator in landing materials. The materials receiver, while harnessed to the building, used a tethered hook to pull in the load and steel rollers for ease in moving the material.

Putting in nearly 400,000 hours of work, the team maintained a 99.6% safety score.

One of the forward-thinking measures taken on this project was the establishment of crane inspections outside of normal intervals. "This was an expensive step but priceless in risk elimination [because the team] found cracking in the crane—before the failure," one judge said.

"This project had multiple and significant risk exposures," said another safety judge. However, these were "mitigated by design, pre-planning and a proactive safety management system [on a project where] many things could have gone wrong but didn't."



New York State Capitol Building Restoration, Contract C

Albany, N.Y.

KEY PLAYERS

OWNER/DEVELOPER New York State Office of General Services

PRIME GENERAL CONTRACTOR Consigli Construction Co., Inc.

LEAD DESIGNER Simpson Gumpertz & Heger

STRUCTURAL ENGINEER Clark Engineering & Surveying PC

LIGHTING DESIGN Domingo Gonzalez Associates



BEST GOVERNMENT/PUBLIC BUILDINGS ■ SUBMITTED BY Consigli Construction Co., Inc. and Gilbane Building Co.

Capitol Restoration Races To Cost-Saving Conclusion

This \$48-million project focused on the east quadrant of the historic New York State Capitol building in Albany, a 19th-century structure that took more than 25 years to build and had five architects. Over time, however, the building has undergone various changes and has suffered from severe water infiltration issues.

The project—the culmination of a master plan that began 10 years ago—called for restoring the roof and associated building envelope. Contractors were charged with making repairs and upgrades to return the building to its original glory.

Up to 150 tradespeople, working over two shifts, tackled construction as the building remained operable during two legislative sessions. All noisy, dirty and odorous work had to be performed during off hours, and a third shift was used when needed to avoid conflicts.

Work included repair of some of the oldest, most deteriorated sections of the building—the staircases for the Assembly, which are made of Wallace sandstone, and those of the Senate, made of Coursehill sandstone. It was critical that all replacement stones matched and blended to create a uniform look. The team also restored two historic skylights and decorative art glass laylights located above the staircases. Restoring these allowed natural light to shine on the staircases for the first time in more than seven decades.

Outside, the team replaced and repaired the east roof and facade—among the oldest and most damaged parts of the structure.

In response to a request from Gov. Andrew Cuomo, the team ac-

celerated its schedule by 18 months. The project was completed two months ahead of the accelerated schedule—and 20 months ahead of the original deadline—saving taxpayers about \$2.4 million.

“This one stood out for quality construction and great craftsmanship,” said one Best Projects judge. Others commented on the extra effort made to match new elements and materials to the old design to “bring an old structure into modern times.”



New York State Capitol Building Restoration
Albany, N.Y.

KEY PLAYERS

OWNER State of New York, Office of General Services

PRIME GENERAL CONTRACTOR Consigli Construction Co., Inc.

CONSTRUCTION MANAGER Gilbane Building Co.

ARCHITECTURE Mesick Cohen Wilson Baker Architects LLP

STRUCTURAL ENGINEER Clark Engineering & Surveying PC



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