



ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

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## What is it?

See page 2



4

## People are talking

### Consistent Communication

**“One of the most impressive qualities about Keystone Associates is its**

**commitment to the client.** Your team of professionals has always been responsive to our needs and respectful of our financial limitations.

**Consistent communication with the Superintendent, presentations to the community and to the board of education**

**have been clear and honest.** We look forward to continuing our relationship and are confident that our project, when complete, will meet our needs and expectations.”

—Michelle Empie, President, Board of Education, **Worcester Central School District**



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## Innovation station

### Where Did the Water Go...It Was Here a Moment Ago?

Almost every project involves pavement for parking and roads. Most of which is impervious and includes catch basins and piping to collect and direct stormwater away from the location where the rain fell.

**In an effort to reduce and eliminate the reliance on traditional stormwater (piped) systems and recharge the existing ground,** states are now evaluating new strategies. By allowing for stormwater to be recharged back into the subsurface of paved areas, the water is redistributed back into the ground where it would have fallen before a site was developed.

Known as pervious pavement, **this type of design element can greatly reduce the impact on the municipal storm systems,** the cost within a site to place the underground piping or storage systems, and help the environment. By re-charging the ground water below the site, large paved areas have less of an environmental impact.

Although a design should strive to limit the need for pavements, pervious concrete and pervious asphalt, as well as permeable pavers, are a few of the options available to us in controlling stormwater run-off.



The earliest known windmill design dates back how many years?

# KEY Connections

“your satisfaction is our success”



## The key is green...



### What is a Charrette?

On March 12, 2009, Keystone Associates and consultants conducted a day-long **LEED (Leadership in Energy & Environmental Design) Design Charrette** with the Worcester Central School District. **This charrette was an intensive planning session** where board members, superintendents, designers, and others collaborated on a vision for this project and providing a forum for ideas, and offering immediate feedback to the designers as they developed the project.

Kenneth R. Gay II, RA, LEED AP and James D'Aloisio, P.E., SECB, LEED served as the facilitators for the Charrette.

The Charrette reviewed the 6 LEED areas of focus which include Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design Process.

The Charrette provided a vehicle for the Owner and design team to understand the LEED program, including program and how it might benefit this project. Ultimately, the group came to a consensus on the Green Building strategies to be pursued to achieve a LEED rating for the project. **From this Charrette it was determined that the project could be LEED certified and possible obtain a LEED silver rating.**



## Key notes

### Building Condition Survey Due 2010

In 1998, the New York Legislature enacted a new law requiring all New York State public school districts to complete a building condition survey (BCS) for each student occupied building every five years starting in 2000. A BCS consists of a physical inspection conducted by a team that includes at least one registered architect or professional engineer and a report signed and sealed by the architect or engineer. Materials, equipment and systems all need to be reviewed for installation date, life expectancy and safety; and cost of replacement if the life expectancy is under five years. Physical inspections need to be completed approximately by the end of summer 2010 with the paperwork submitted approximately by the end of year of 2010. With the completion of the BCS comes the opportunity to create or update the district's five-year plan, also required by the state. Keystone Associates has conducted BCS and created five year plans for numerous districts and has the experience and personnel to assist your district.



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## It's the Batch Tunnel Washer

Keystone provided architectural and engineering services for the \$4 million facility expansion of **Bates Troy Healthcare Linen Service**, a local, family-owned company. With the help of a grant from NYSERDA, the plant's facilities now include a 40,000 lb., Braun SmoothFlow Batch Tunnel Washer. The 42-by-12 foot machine washes in excess of 6,600 lbs., per hour and has internal-water and energy recovery systems. The washer uses approximately half of the water and electricity as conventional machines. **A true green machine.**

The earliest known windmill dates back 3,000 years to ancient Persia where they were used to grind grain and pump water.



## Did you know? Looking to Take a Ride on the Green Wagon?

Seems everyone is looking to hop on this bandwagon. "Green" design or the sustainable approach may sound like buzzwords these days, but true sustainable design goes beyond a fad.



## Utilizing a sustainable design approach considers more than environmental impacts –

it also involves a life-cycle cost analyses, which typically includes lower operational and maintenance costs, beneficial to our society and yes, better for our environment. **Some of the strategies we have utilized include implementing smart stormwater design using nature's way first and structural controls second. Also, our concrete mix designs have been replacing up to 40% of cement with fly-ash to divert it from landfills.** We've hosted a dozen seminars on topics ranging from insulated concrete forms to biodegradable fiber reinforcement for concrete to pervious concrete paving. Let us know if you'd like to be included in our invitation list for any future offerings. And rest assured, whether you're looking to green your project or not, **Keystone is taking the sustainable approach because that is smart design.**



## Under construction "The Stage at Little Italy"

Thanks to the efforts of State Assemblywoman Donna Lupardo and a \$250,000 dollar state grant, **the George W. Johnson Park will soon be home to an entertaining addition to Endicott's Little Italy.** "The Stage at Little Italy" will consist of a large pavilion and a grass seating area with an anticipated seating capacity for 6,000. Keystone was retained by HAAS Landscape Architects to provide survey and architectural design for the amphitheatre and stage complex. The pavilion is designed to resemble the traditional style of the old Endicott Johnson buildings. With construction set to begin shortly, Endicott is planning to host it's first outdoor performance in October of this year. **The amphitheatre presents a unique opportunity to enlarge the cultural map of our area and will undoubtedly increase the profile and tourist visits to the region.**



A client dreams of living in downtown Binghamton close to work, shopping, and the bus routes, while minimizing his carbon foot print and establishing a life-long home. With an innovative open layout utilizing **reclaimed barn wood flooring, recycled car windshields, glass wall tiles, Keystone is making this dream real.** The design features reduce the need for daytime electricity with interior glass walls, the loft, currently under construction, turns an old meat packing plant into a home. Reclaiming unused space within the loft, a stair and bridge system elevates you to a multi-level space that optimizes the small square footage and gives the owner various spaces to enjoy within one volume. **This tree house design elevates you to another dimension and brings out the kid within.**



## On the boards Calling the Eco-Conscience Longing for a Loft!



## Do you know? Local School Business Executive is a Busy Man



Johnson City School District's Business Executive, John Mauro, manages the day to day fiscal issues, **takes on added responsibilities that most men would shy away from.** The Johnson City School District is in the midst of construction on a \$12,000,000 project that encompasses renovation and new work for both the High School and the K-8 school. **In addition, John is also the Fire Chief in the town of Deposit, New York,** which also keeps him in touch with his wife and two sons who are all involved with the fire department. His wife and both sons are EMT's with the fire department. One day, a man knocked at his door and asked if he would be willing to help maintain the local cemetery, now he finds himself as the president of the Cemetery Association.

You might ask yourself, what John does for fun? He enjoys golf, he is an avid hunter but admits not much luck in the last few years—and most recently John acquired a motorcycle which he intends on enjoying as much as possible.

