



## Southern Tier Independence Center

*"In my opinion, **Keystone Associates** went far beyond the call of duty, as they assisted us to keep our prices down, negotiated (or possibly more accurately pleaded our case) with contractors, getting us quality services and materials/equipment while helping to minimize our cost. STIC has had much experience with different architects and firms in the area, many of whom claim to understand access requirements but most of which do not, and we have seen all too many projects need extensive revisions after their completion due to an inaccessible design suggested by the architects. Keystone Associates excels in the understanding of access needs and requirements and truly provide outstanding services to their customers.*

*I highly recommend that you choose Keystone Associates to coordinate your project. If the need arises in the future, I would certainly use their services again." – Maria Dibble, Executive Director*

Keystone Associates is currently working with the Southern Tier Independence Center (STIC) in the renovation and relocation of their new facility in Binghamton.

## Under construction

Keystone Project Management Group along with W.H. Lane Inc. has been selected to manage the construction activities for the Johnson City Central School District, EXCEL Project, High School Renovations and Additions and the K-8 Building Additions. The first phase of this project is High School Track and Field Events Surfacing. Phase 2 is a two-year project that will commence in 2009 and consist of High School/ K-8 Building Additions and Renovations.



# KEY connections

*"your satisfaction is our success"*



## KEY Notes

For more than a decade, Keystone Associates **Architects, Engineers and Surveyors**, LLC has been a provider of professional services. Our staff of more than 40 employees provides Architectural, Engineering, Surveying, Environmental Engineering, Interior Design, Sustainable Design, Project Management, Material Testing and Residential Services.

Our repeat clientele and commitment to our community allows us to provide professional services where, **your satisfaction is our success.**

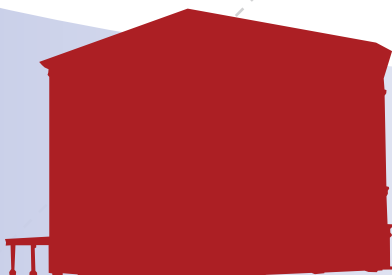
Welcome to the premiere edition of our newsletter.



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## Can you name this building?

See page 2



## What does 174 mean to Keystone?

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## Innovation Station GPS Survey – Sunday Drivers Move Aside

Keystone uses Survey Grade GPS and the latest technology to keep their edge. State Plan Coordinates and a high level of accuracy are achieved within minutes as Keystone uses cell modems attached to a Survey Rover which communicate with continuously operating reference stations and cell towers. Keystone uses this latest Survey Grade GPS technology to provide high quality surveys in a fraction of the time compared to traditional survey methods.





## It's the Kilmer Building

**Keystone Associates, LLC** has been involved with the 1903 **Kilmer Building** since 1994. We have provided a feasibility study, historic preservation and interior building design services for this project that is currently being restored. The building is listed on the National Register of Historic Buildings. The project has been designed around **NYSERDA** and **sustainable building guidelines**. Current tenants include commercial office, retail and restaurant space.

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### 174?..

To Keystone, it's our one-hundred-and-seventy-fourth client. We're pleased to be serving The Southern Tier Independence Center since 1993.

## On the boards

Keystone Associates was asked by the **Worcester Central School District** in **2005** to assist them with their plans for renovations to their facilities, which have had minimal work done on them in the last 30 years. In March 2008, after three years and more than a dozen design and budget options, the district presented a \$32.6M referendum for renovations and additions to the voters, which passed

*“\$32.6M referendum ... voters passed overwhelmingly.”*

overwhelmingly. The project involves 10 classrooms, a gym/cafeteria and kitchen addition, full renovations of the existing building, new access roads, parking lots, athletic fields and a new bus garage. Construction is expected to begin with the bus garage in spring 2009 and **completion of all construction is anticipated in 2011.**



## Did you know?

**Keystone Knows** – Rain and snowmelt carry pollutants into our streams, rivers, lakes and coastal waters. Heavy runoff causes erosion and sediment build-up. The New York State Department of Environmental Conservation (NYSDEC) issued a new storm water permit for construction activities and as of May 1, 2008, all projects disturbing 1.0 acre or more of land will need this permit.

### Major changes from the last permit process include:

- No inspections after rainfall events unless more than five acres are disturbed.
- If more than five acres are disturbed, storm water inspections must be done twice every seven days separated by two days.
- Soil stabilization measures must be installed within seven days of cessation of soil disturbance activities.
- If property changes ownership, the current owner must notify the new owner of the need to file a Notice of Intent (NOI) and it must be obtained before the former owner can file a NOI.
- Records must be kept for five years from the date the site achieves final stabilization.



## It's who you know

It is with great honor that Keystone Associates highlights **Michael Berard** who is currently **servicing our country in Iraq**. Mike is a Senior Construction Manager for Keystone Project Management Group. Mike will soon be returning to us but the following are excerpts from an e-mail, which Mike sent to his co-workers, regarding his deployment:

*“I'm sure that most of you have heard that I have been called back to Active Duty and will be serving with a Marine Expeditionary Force in Iraq for the next 10 months.*

*I'm a Civil Engineer Corp Chief Warrant Officer in the Navy Seabees and have been in the military for almost 29 years (four years in the Marines & the past 25 years in the Navy). I've been blessed with traveling around the world and been exposed to many unique cultures. My military experience has been one of the best choices that I've made.*



*I've got no reservations about going to Iraq to support and protect the people of Iraq and especially defending our freedom as Americans. This tour will be a pinnacle in my military career and I am looking forward to the challenge and responsibility it will expose me to.”*

CWO Michael D. Berard



*“this tour will be a pinnacle in my military career...”*

## The key is green...

**Green is not just a color anymore  
Green, sustainable, energy independent,  
off the grid, LEED...**

These are just a few of the buzzwords that you hear, but what does it all mean?

Buildings and sites consume large amounts of energy and resources. Sustainable design involves an integrated design process, not just selecting a few green products or installing new light bulbs. In an integrated design process, all elements of sites and buildings are looked at as a whole and how each element responds to each other and work in concert with each other to make a better environment for all that use it.

*The latest Buzz is  
GREEN, and it's  
here to stay!*

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