

THE MILESTONE REPORT

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Graciano Helps Restore Two Significant Jewish Treasures

Graciano Corporation's New York Division recently performed restoration work on two landmark buildings that are of great significance to the city's Jewish community — one a place of worship, the other a place of learning.

Central Synagogue

Central Synagogue at 55th and Lexington has long been an important religious site and the center of Jewish cultural life in New York City. A rare and opulent example of Moorish Revival architecture, the synagogue was designed by **Henry Fernbach** and built between 1870 and 1872. Designated a New York City Landmark National Historic Landmark, it is the oldest building in New York City to be in continuous use as a synagogue. But in August 1998, a five-alarm fire nearly destroyed this treasured place of worship.

Graciano Corporation, experts in historic restoration, renovation and repair, played an important role in restoring this structure. Under the direction of architect **Hardy Holzman Pfeiffer Associates**, restoration consultant **DPK&A Architects**, and general contractor **F.J. Sciam Construction Company**, Graciano restored the stone facade to its original state.

The scope of Graciano's work included resurfacing and patching the stone to match the existing, pointing, resetting the ornamental parapet crenelations, and cleaning the facade. "While Graciano has had much experience in the types of work we performed on this project, the fact that we were working on a significant religious structure affected us tremendously," said Graciano's New York Regional Manager, **Tom Corbo**. "We felt privileged to be a part the restoration of this synagogue, which has such great meaning to so many people. This inspired us all to do our very best."

Central Synagogue

PROJECT:	Central Synagogue, Midtown Manhattan
CONSTRUCTION MANAGER:	F. J. Sciam Construction Co., Inc.
OWNER'S REPRESENTATIVE:	Levien and Company, Inc.
ARCHITECT:	Hardy Holzman and Pfeiffer Associates, LLP
RESTORATION CONSULTANTS:	DPK&A Architects, LLP
DATE OF COMPLETION:	Summer 2001



Jewish Theological Seminary

Jewish Theological Seminary

Sciam also chose Graciano as masonry contractor for restoration of the Jewish Theological Seminary of America at Broadway and 123rd Street in Harlem. Graciano's restoration work there involved exterior brick replacement, tuck pointing, cleaning and stonework.

Continued on page 4.



Central Synagogue



MetLife Tower Renovation Completed

The total exterior restoration of the **MetLife Tower** (built in 1909) has been completed, the familiar clocks atop it have been turned back on, and the enormous scaffolding surrounding the 50-story building is being dismantled. Each of the tower's four 26½-foot-diameter clocks features a turquoise and white mosaic tile background, and each bronze numeral is backlit with fiber optics. The tower is constructed of limestone and Tuckahoe marble and features a newly restored gold-leaf dome at the top.

The dismantling of the tower's tubular scaffolding was quite a project in itself, involving the removal of needle beams at the fifteenth and sixteenth floors, replacing stones where those beams were attached and removing the enormous hoist that was tied in to the structural steel.

Graciano's participation in this project included replacement of damaged Tuckahoe marble lintels with new cast stone lintels; cleaning, pointing, replacement, patching, and stabilization of limestone and marble; and cleaning and resetting of mosaic tile in the clock faces.

Project Manager **Stacy Albanese** of **Building Conservation Associates** commented that the project was extremely labor intensive, requiring great attention to detail and the use of techniques that are centuries old. "Graciano's workmanship was terrific," she added. ✍



MetLife Tower

PROJECT:	Exterior Restoration of the MetLife Tower
OWNER:	Metropolitan Life Insurance Company
GENERAL CONTRACTOR:	Structure Tone, Inc.
ARCHITECTS:	Robert Silman Associates
DIRECTING RESTORATION OF THE CLOCK:	Gordon H. Smith Corporation
RESTORATION CONSULTANT:	Building Conservation Associates
DATE OF COMPLETION:	April 2002

Awards and Honors

New York Construction News has selected the restoration of the **Queensboro Bridge/Bridgemarket** as the **2001 Rehabilitation Project of the Year Award** in its **Best of 2001 Awards Program**.



The award recognizes the contributions of key development team members and innovative solutions to the challenges presented by a project. In December 2001, Graciano and others involved were honored at the awards ceremony in New York, where the project was showcased. The trade publication also featured this project in its December issue.

To learn more about this project – which involved a unique rebuilding of Guastavino compression vaults and one of the world's largest-ever terra cotta restorations – visit www.graciano.com.

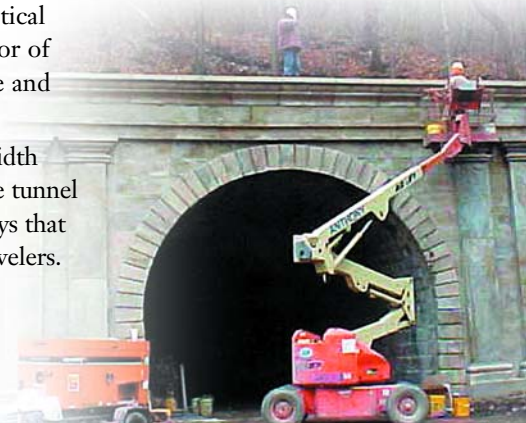
Graciano's work on the **Queensboro Bridge** also earned the company the **2002 Award for Excellence in Conservation** from **Friends of the Upper East Side Historic District** for conservation of Guastavino tiles. The award was presented at the Nineteenth Annual Meeting and Awards Ceremony at Rockefeller University on January 24, 2002.



The **International Masonry Institute** has awarded Graciano Corporation a "Special Recognition" in the **2001 Golden Trowel Awards** for the company's work on the **Staple Bend Tunnel**. Located near Johnstown, PA, the tunnel was the first railroad tunnel, and the third tunnel of any kind, in the United States. It was part of the Allegheny Portage Railroad, which operated between 1834 and 1852 and played a critical role in opening the interior of the United States to trade and settlement.

At 20 feet in height and width and over 850 feet long, the tunnel features grand entranceways that once served to impress travelers.

Many years of disuse and vandalism had left the tunnel in disrepair until the National Park Service oversaw its complete restoration in 2000-2001. Following strict Historic Landmark guidelines, Graciano resurrected the tunnel, now part of a biking/walking trail that will eventually run from Pittsburgh to Harrisburg. ✍



Brick Division Completes Two More Projects

Established in 1997, **Graciano's Brick Division**, headed by **Larry Tielsch**, has now completed more than 35 new construction projects, including schools, retail stores, commercial offices and industrial buildings. Often the division works hand-in-hand with Graciano's restoration crews whenever a job calls for restoration and new brick work.

The Brick Division was started to meet the increasing demands of the large construction market in the Pittsburgh area. "Our number one goal," said Tielsch, "has always been to meet the needs of our present and past customers." Two such projects are described below.




Graciano Brick Division's first job was the construction of the Graciano's new headquarters near Pittsburgh.

New Castle Area Transit Authority

Last summer, the Brick Division carried out a masonry project for the **New Castle Area Transit Authority**, which added a new office and maintenance building to their facilities in Western Pennsylvania. This building was constructed using twenty kinds of block, including split-faced, glazed and fluted concrete block, as well as glass block. It also features a standing-seam metal mansard roof system, which required these very strong structural members to support it.

As masonry contractor on this project, Graciano laid out walls; placed steel rebar, lintels, and imbeds in walls, in addition to laying the block. Graciano also coordinated with all the other subcontractors since the masonry trade followed the critical path of the project.

Graciano's Project Manager **Larry Tielsch** commented, "In my twenty-five years of masonry work, this has to be one of the nicest masonry projects — **Dan Franus** (architect) did an amazing job in selecting the colors." 

The newly constructed office and maintenance building for New Castle Area Transit Authority.



New Castle Transit Authority

PROJECT:	New Castle Area Transit Authority Building
OWNER AND GENERAL CONTRACTOR:	New Castle Area Transit Authority
ARCHITECT:	Dan Franus, Franus Associates
DESIGN ENGINEERS:	Coppole-Rizzo Associates
CONSTRUCTION MANAGER:	Ralph Minetti
DATE OF COMPLETION:	March 2002



"The design of this building is very detailed due to the variety of blocks used. It demanded exceptional attention to detail, which Graciano was able to provide."

— **Ralph Minetti**,
Construction Manager,
New Castle
Transit Authority

Power Plant Gets New FGD Building

Alstom Power FGD Building

PROJECT:	Alstom Power FGD Building, Homer City, PA
OWNER AND GENERAL CONTRACTOR:	Alstom Power
DATE OF COMPLETION:	September 2001


Another project Graciano's Brick Division completed last summer was the construction of an FGD building for **Alstom Power** in Homer City.

FGD, or *flue gas desulfurization*, is a method commonly used to remove sulfur compounds, such as sulfur dioxide, from exhaust gas. Alstom is utilizing the FGD method called *limestone*

scrubbing, in which powdered limestone (calcium carbonate) is injected into the exhaust gas and sulfur dioxide is absorbed and neutralized. This process takes place in a large chamber within the new FGD building, which also houses pipes, pumping equipment and so on.

The project was exceptionally difficult due to the fact that it

was entirely enclosed within the framework of the FGD building, and Graciano tradespeople had to work around and beside hundreds of others working at the same time.

Project Coordinator, **John Barron**, of Alstom Power, noted that Graciano performed impressive masonry work on the project. 

Graciano Completes Restoration of Atlantic Telecom Building

In August, Graciano completed repair and restoration of the **Atlantic Telecom Building**. Previously known simply by its address, 470 Vanderbilt, the building served as a manufacturing facility but had been vacant for several years. The repair and restoration of this eight-story, 750,000-square-foot office building was the largest gut rehab project in the United States at the time the work was performed. The building is now equipped with fiber optics and redundant power systems, making it particularly well suited to serve companies in the telecommunications industry.

Graciano was responsible for restoration of the facade, which entailed demolition and removal of failing concrete; preparation and installation of shotcrete; forming and finishing to match existing facade; and application of an aesthetic color-matched elastomer coating to the facade. ✍



Shotcrete repair in progress.



Atlantic Telecom Building

PROJECT:	Atlantic Telecom Building
OWNER:	The Spector Group
DEVELOPER:	The Carlyle Group
CONSTRUCTION MANAGER:	Structure Tone
ARCHITECTS:	Super Structures, consultants for the renovation of the facade
OTHERS INVOLVED:	Thornton Tamasetti, overseeing interior repairs
DATE OF COMPLETION:	August 2001

Graciano Helps Restore Two Significant Jewish Treasures

Continued from cover.

Founded in 1886, the seminary is the premier center for the academic study of Judaism in North America, and is the spiritual center for Conservative Judaism. The campus includes the List College of Jewish Studies, the Graduate School, the Rabbinical School and the Cantors Institute/Seminary College of Jewish Music. ✍

Jewish Theological Seminary of America

PROJECT:	Jewish Theological Seminary of America, Harlem
OWNER'S REPRESENTATIVE:	Hanscomb
ARCHITECT:	Johnathan Silverman of Jack Gordon Architects
GENERAL CONTRACTOR:	F.J. Sciamè Construction Co.
DATE OF COMPLETION:	Summer 2001



A Note of Condolence

In the aftermath of the attack on the World Trade Center, we at Graciano Corporation wish to express our condolences to those whose lives have been touched by this horrible tragedy.

Since establishing our New York Division two decades ago, we have had the honor of restoring some of the city's finest structures. And in that process, we have gotten to know some of the finest people. While buildings can be rebuilt, the loss of human lives leaves a void that cannot be filled. We join with our friends and associates in New York City, and across the country, in mourning this tremendous loss.

As a small way of helping, we at Graciano have donated man-hours to the cleanup effort. We will continue to work in New York, helping to rebuild, restore, and preserve its unmatched beauty. Our deepest sympathies go out to the families and friends of the victims. ✍



Artifacts


- The estimated weight of the Great Pyramid of Egypt is 6,648,000 tons.
- The world's largest art gallery is the Winter Palace and Hermitage in St. Petersburg, Russia. Visitors would have to walk 15 miles to see the 322 galleries, which house nearly 3 million works of art! (Source: Trivia by Brain Candy)


Lebanon Correctional Institute

Graciano's Ohio Division is performing extensive masonry restoration and complete window replacement at the **Lebanon Correctional Institute** in Lebanon, Ohio, about 25 miles north of Cincinnati. This closed security prison, built in the early 1950s, is composed of 12 brick housing units and an infirmary. Each unit is an arrangement of individual cell blocks surrounding a long corridor. The building was designed to be secure, not attractive, and thus appears cold, austere and foreboding.

Graciano's project manager, **Dave Sinclair**, noted that one of the greatest challenges of the job is that the prison must remain fully operational through the entire restoration process. This calls for careful logistical planning and extra security precautions. For instance, every piece of equipment must be inventoried at the beginning and end of every shift to prevent theft.

Graciano's work on this project includes removal and replacement of deteriorated brick walls, pointing and cleaning of masonry, caulking, resetting stone sills, installing exterior fire security doors with integral electromechanical lock systems, and replacing of detention windows with newly designed units fabricated by **Cardinal Detention Systems** of Columbus, Ohio.

Architect **James Luckino** of **Architas Inc.**, who has worked closely with Graciano on this project, remarked, "Graciano is the best contractor I have ever worked with, bar none. Dave Sinclair is very knowledgeable and reflects the Graciano attitude, that is, he's able to make decisions on the spot, to offer helpful suggestions and resolve problems quickly. He is fair and responsible." 

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"Graciano is the best contractor I have ever worked with, bar none."

— **James Luckino**
Architas, Inc.

Lebanon Correctional Institute

PROJECT:	Lebanon Correctional Institute
OWNER:	Ohio Department of Corrections
ARCHITECT:	Architas Inc.
START DATE:	June 2001
Expected DATE OF COMPLETION:	August 2002

Columbus Hi-Rise Renovation

In late November, Graciano finished restoring the balconies and patio areas of the **Westminster-Thurber Community**, a hi-rise for seniors in Columbus, Ohio. The facility is owned and operated by Ohio Presbyterian Retirement Services, for whom Graciano has renovated other hi-rise buildings in Akron and Youngstown.

The ten-story, 158-unit building was constructed in the early 1960s as an upscale apartment building. It was later purchased by OPRS to serve as an independent living retirement community.


Located at the cusp of downtown Columbus, it offers many balconies, with those on the south overlooking the city and those on the north offering a more suburban view.

According to **Debbie Cassel**, Director of Housing for the OPRS, the building – once quite fashionable – was looking dated and beginning to show some signs of wear. OPRS wanted not only to modernize the building, but also to make it as maintenance free as possible.

Westminster-Thurber Community

PROJECT:	Westminster-Thurber Community, Columbus, Ohio
OWNER:	Ohio Presbyterian Retirement Services
GENERAL CONTRACTOR:	Graciano Corporation
DATE OF COMPLETION:	November 2001

Graciano began the project by removing old glue, carpet and paint, which had trapped moisture and thus accelerated the deterioration of the concrete. All concrete surfaces were then power washed. Concrete spalls and delaminations were repaired, an elastomeric coating was applied to the verticals, and a non-slip, urethane pedestrian traffic system was applied to the horizontals. Similar repairs were done to patio areas on the roof, which features a built-in swimming pool.

Cassel noted, "Graciano is a great company to work with. I had an ongoing face-to-face relationship with the site foreman. They do quality work, are customer oriented, and live up to their word." 



Craftsman Profile

Robert J. MacIntyre, Sr.

Bob MacIntyre's father, Dan, was a foreman with Graciano for 30 years, so Bob grew up hearing about masonry work and about the company his father worked for. When Bob was 20, he decided to follow in his father's footsteps and began a career in masonry with the same company – Graciano Corporation.


Twenty-five years ago, Bob started learning the trade through an apprenticeship at Graciano. Today he is a foreman with Graciano and his son, Robert J. MacIntyre, Jr., who has been with the company for two years, is an apprentice at the International Masonry Institute, carrying on the family tradition for a third generation.

"I like the variety of work that my job involves," said Bob, "I've worked in mines as deep as they dig them and on buildings as high as they build them." His job has taken him to coal mines, tunnels, bridges and buildings of all sorts. Among the most memorable projects he's been involved in were the cleaning the 72-story Rockefeller Center, waterproofing of the polar bear and sea lion tanks at the Central Park Zoo, and restoration of Chicago's Intercontinental Hotel.

"I also like the challenges this type of work presents," Bob added. He recalled, for instance, the restoration of Bayside High School in New Jersey, which required managing crews of over 100 in order to rebuild parapet walls, dismantle and rebuild two 60-foot chimneys, and replace 3,000 terra cotta tiles.

Currently, Bob is overseeing waterproofing/caulking of Key Tower which, at 764 feet, is the tallest building in Cleveland.

As a foreman, Bob's job involves a lot of travel. In addition to projects in his hometown of Pittsburgh, he has worked in Cleveland, New York City, Ohio, New Jersey and many points in between.

When Bob is not traveling the country plying his trade, he enjoys taking his youngest boys along to play a round of golf. 

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Pool Tip

How Pocketing Affects Position

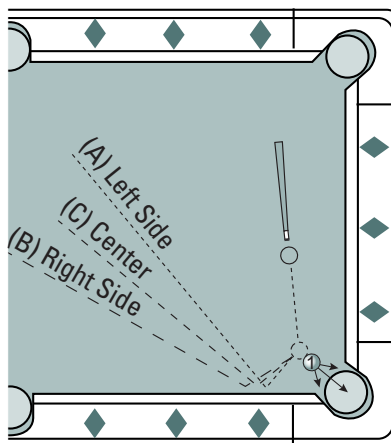
You can enhance your efforts when playing position by cheating the pocket. Likewise, you can miss position by failing to shoot the ball into the correct portion of the pocket. The distance you miss position is related to the distance the object ball is from the pocket and how far off-line the object is to your target (usually the center) when it enters the pocket.

When the center of the object ball is on a diagonal line six inches from the pocket, you can "miss" by 10 degrees to either side of the center of the pocket and still make the shot with room to spare. But "missing" into the pocket is no guarantee of shape. The diagram shows the position that results from playing a stun shot into each side of the pocket at the same speed. Notice the difference in direction and distance that pocketing makes in the somewhat extreme example.

The cue ball travels further when the shot is overcut (line A) and a shorter distance when it is undercut (line B) than when the object ball enters the center of the pocket (line C). Remember also that the

closer the object ball is to the pocket, the more wildly the cue ball can be thrown off course when the object ball is not shot into the correct portion of the pocket. 

Source: *Play Your Best Straight Pool*, by Phil Capelle



Graciano – A Reputation For Quality

Since 1916, Graciano Corporation has specialized in historic preservation and concrete and masonry restoration, beautification and structural repair. We've been entrusted to restore some of the nation's most prestigious structures. **We've earned the highest reputation in our field because we offer:**

- ♦ Unsurpassed Expertise
- ♦ Competitive Pricing
- ♦ Dependability
- ♦ Project Problem Solving
- ♦ Management Responsiveness
- ♦ No project delays
- ♦ Beautiful Results
- ♦ Project Documentation

Graciano services include:

- ♦ Free Specification Design and Review Services
- ♦ (Local Law 10) Building Inspections
- ♦ Free Surveys
- ♦ Concrete Restoration
- ♦ Terra Cotta Replacement and Repair
- ♦ Stone and Brick Restoration
- ♦ Tuck Pointing
- ♦ Masonry Cleaning
- ♦ Sandblasting
- ♦ Waterproofing
- ♦ Caulking
- ♦ Urethane/Epoxy Injection
- ♦ Deck Coatings
- ♦ Shotcrete and Gunite
- ♦ Pressure Grouting
- ♦ New Masonry
- ♦ Cathodic Protection

On these types of structures:

- ♦ Historic Buildings
- ♦ National Monuments
- ♦ Parking Structures
- ♦ Reservoirs/Dams
- ♦ Schools/Colleges
- ♦ Churches
- ♦ Condominiums
- ♦ Commercial Buildings
- ♦ Bridges
- ♦ Decks and Plazas
- ♦ Industrial Processing Plants
- ♦ Stadiums
- ♦ Correctional Facilities

Graciano Corporation operates throughout the United States and is bonded, licensed and insured in all states of operation. We are affiliated with the BOMA, IMI, AFL-CIO Building Trades International, ACA, UMWA, PMI, SWI. We maintain a comprehensive safety program in compliance with OSHA and MSHA standards and are licensed to apply numerous state-of-the-art finishes, grouts and sealants.

Graciano welcomes the opportunity to bid on your upcoming restoration/preservation project. Call **800-523-5076** for more information, or visit our web site at www.graciano.com.