

Insights

FACING CHALLENGES FINDING SOLUTIONS



D&B is Assisting State Parks in Transforming the Former Kings Park Psychiatric Center

Established in approximately 1885, what we used to refer to as the Kings Park Psychiatric Center (KPPC) encompassed over 500 acres and served as one of New York State's premier mental health facilities. At the peak of its operation in the 1950s, the center was managed by the New York State Office of Mental Health (OMH) as one of the largest mental health institutions in the world. With close to 10,000 patients, the KPPC was considered to be a self-sufficient "city" that provided lodging for patients, dormitories to accommodate staff, as well as its own police and fire departments, railroad siding, power plant, water supply and sewerage systems, farms, and manufacturing facilities. The facility was subsequently closed by the State in 1996, at which point the majority of its remaining patients were transferred to Pilgrim State Psychiatric Center located in Brentwood.

In the year 2000, approximately 135 acres of the former psychiatric center were transferred to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to establish the Nissequogue River State Park. Later, in 2006, the balance of the 500 acre facility was also transferred to New York State Parks completing the land area that has come to be known as Nissequogue River State Park. Even today, the remnants of the facility continues to have a campus-like character and is a mix of landscaped lawn areas, open meadows, mature woods and developed areas with vacant buildings. Currently, the developed areas consist of approximately 63 abandoned buildings which once comprised the KPPC Facility. In addition, approximately 5 miles of underground steam tunnels are located in the park facility which were historically used as part of the utility grid originating at the former power plant and designed to convey steam to each of the on-site buildings for space heating.

In early 2009 OPRHP retained D&B Engineers and Architects, P.C. (D&B) to provide engineering/technical services in support of a comprehensive facility-wide hazardous materials assessment which would eventually lead to the preparation of detailed plans and specifications for the hazardous materials abatement and demolition of specific buildings, associated steam tunnels and related structures.

The hazardous materials investigation/assessment undertaken by D&B entailed inspection and testing of over 2.5 million square feet of interior building space, along with over 5 miles of underground steam tunnels.

Prior to embarking on the investigation/assessment phase of the assignment, D&B launched the preparation of a site-specific health and safety plan along with a structural evaluation of buildings and tunnels to be certain that all targeted structures and underground tunnels were safe for entry by the Project Team.



Building C - Patient Facilities



Building No. 80 - York Hall

Spring 2014

HIGHLIGHTS

D&B is Assisting State Parks in Transforming the Former Kings Park Psychiatric Center 1-2

Nicholas J. Bartilucci '54 - Conference Room Dedication at Manhattan College 3

Ken Pritchard Elected to Molloy College Board of Trustees 3

Client Feedback: "Excellent Services Delivered by D&B" - NYCDEP-BWT CM Program 3

D&B Promotions 4

Steve Fangmann Recognized at NYWEA Winter Conference 4

Message from the President 5

D&B Employees Receive NYWEA Awards 5

D&B Recognized By The NYSDEC 5

NYCDDC Awards Contract to D&B 6



- Wastewater Management
- Water Supply Treatment and Distribution
- Roads and Storm Water Management
- Solid Waste Management & Recycling
- Construction Management
- Hazardous Waste Site and Brownfield Remediation
- Multimedia Environmental Compliance
- Phase I/II Site Assessments
- Environmental Assessments and Permitting
- Manufactured Gas Plant Site Remediation
- Cellular Communications Site Design
- Architectural and Building Improvements
- Hazardous Materials Assessments
- Health and Safety Services
- Quality Assurance/Quality Control
- Recreational Facilities

Continued on page 2...

Continued from page 1...

In March 2012, the OPRHP advanced the first phase of hazardous materials abatement and building demolition activities, referred to as the “Fast-Track Demolition Contract”. This first phase focused on a group of buildings/structures which had notably deteriorated since the facility’s closure in 1996. The scope of work included the demolition of a total of 19 dilapidated buildings/structures, including a 240-foot masonry smoke stack. In addition, this phase of the project included demolition of associated underground steam tunnels, roadways and walkways; abatement of hazardous materials including asbestos-containing materials, lead-based paint and polychlorinated biphenyl caulk; transporting and disposing demolition debris off-site; recycling of inert demolition debris on-site and site restoration.



Construction activities associated with the abatement/demolition of the structures selected as part of the “Fast-Track Building Demolition Contract” were initiated in July 2012 and completed in June 2013 under the supervision of OPRHP with D&B personnel in a supporting role.

The project included the following:

- ❖ Clearing and grubbing activities incidental to demolition activities including removal of trees and limbs identified as posing unsafe conditions;
- ❖ Asbestos, lead-containing paint and polychlorinated biphenyl caulk abatement activities within the identified buildings and structures;
- ❖ Hazardous materials removal activities within the identified buildings and structures;
- ❖ Excavation of lead-contaminated soil surrounding select building/structures;
- ❖ Closure of underground injection control structures;
- ❖ Removal of former aboveground fuel oil storage tanks;
- ❖ Disconnection and removal of building utilities;



Razing Building No. 29.1 - Power Plant Smoke Stack

- ❖ Demolition of identified existing buildings, structures and appurtenances, including associated underground tunnels, roadways and walkways;
- ❖ Processing of inert construction and demolition debris for reuse on-site;
- ❖ Construction of a new boat ramp and associated marina facilities; and
- ❖ Grading, backfilling, compaction, site restoration and landscaping.




Demolition of Building No. 123 - Kitchen/Dining Room

Substantial completion of construction activities was achieved in June 2013, approximately 2 months ahead of the approved project schedule. The overall construction cost was approximately \$6,500,000. D&B provided engineering services to support OPRHP throughout all phases of this project, including the performance of Phase I and Phase II Environmental Site Assessments, performance of hazardous materials assessments, remedial planning/design; and construction administration, including construction oversight, web-based community air monitoring program implementation and community outreach participation.

OPRHP’s goal in completing these activities is to provide a path forward from a largely institutional facility to a facility more widely utilized for public enjoyment as part of the New York State park system.

The New York State Office of Parks, Recreation and Historic Preservation, along with D&B, were responsible for managing the successful completion of the project, including:

- ❖ overall project completed on schedule and within budget;
- ❖ on-site recycling of demolition debris in consultation with the NYSDEC;
- ❖ virtually no significant contractor claims;
- ❖ utilization of web-based, real-time community air monitoring program;
- ❖ successfully petition New York State Department of Labor for variances with respect to asbestos abatement;
- ❖ successful Health and Safety Program - no “incidents”- or “near misses;”
- ❖ effectively controlled/limited on-site dust generation/airborne contaminants; and
- ❖ maintained excellent working relationships with regulatory agencies.

For additional information on this project and how D&B can assist with your abatement/demolition project, contact Richard M. Walka at rwalka@db-eng.com/(516) 364-9890 Ext. 3006 or Frank DeVita at fdevita@db-eng.com/(516) 364-9890 Ext. 3064. We also urge our readers to visit the New York State Office of Parks, Recreation and Historic Presentation web-site at www.kppccleanup.com for additional project information. 

Nicholas J. Bartilucci '54 - Conference Room Dedication at Manhattan College

On October 17, 2013, surrounded by family, close friends and numerous professional colleagues, the Nicholas J. Bartilucci '54 Conference Room was officially dedicated at Manhattan College's School of Engineering in Leo Hall. The concept of refurbishing and renovating an existing conference room in the Office of Civil and Environmental Engineering was first announced at Nick's September 15, 2010 Recognition Dinner at which time Dr. Timothy Ward, Dean of the School of Engineering, presented Nick with a bronze plaque bearing the name of the room. That plaque now rests prominently in a framed space on the front wall of the conference room for all to view.



Nicholas J. Bartilucci '54 Conference Room




Nick Bartilucci with his Wife, Joan

Dr. Ward, Dean of the School of Engineering, and Nick Bartilucci

The evening began with introductory remarks from Dr. Moujalli Hourani, Chairman of the Department of Civil and Environmental Engineering, at which time he included an invitation for guest testimonials, of which there were many. Then Dean Ward commenced the formal introduction of Nick, along with numerous accolades for his leadership, dedication and commitment to Manhattan College over the years.

Lastly, Nick conveyed his thanks and appreciation to Dean Tim Ward, Chairman Moujalli Hourani, his family, close friends and associates, and Rich Walka of D&B, for making the entire event possible. He stated, "Manhattan College gave me the opportunity 63 years ago to obtain an outstanding engineering education at the affordable cost of approximately \$500 per year. I am eternally grateful for that and honored to have the conference room identified with my name. I thank you all very much."


Nick ended the event by reciting the prayer that began every class at Manhattan, "St. John Baptist de La Salle pray for us." The formal dedication was followed by a reception. 

Ken Pritchard Elected to Molloy College Board of Trustees




Ken Pritchard, P.E., Vice President of the Civil Engineering and Stormwater Management Division at D&B Engineers and Architects, P.C., and an 18 year veteran of the firm, has been elected to the Board of Trustees at Molloy College. Molloy College is an independent, private, co-educational, liberal arts institution located in Rockville Centre. The college was founded in 1955 by the Sisters of Saint Dominic and today has an enrollment of over 4,400 students, having doubled in size over the last 10 years. Due to this success, the College is implementing Phase II of its Campus Facilities Master Plan. In his new role on both the Board of Trustees and the College's Facilities Committee, Ken's expertise in site and facilities planning and construction will help guide the College in the successful implementation of the various phases of this \$50 million capital project. The highlights of the new facilities include a new academic building that will house Molloy's nationally-ranked Nursing Division (opening in fall 2015), a new student residence hall, a picturesque academic quad, and a new parking garage.

D&B, in its nearly 50 years in business, has always encouraged its employees to be involved in their communities and use their time and talent to make a difference outside the workplace. Congratulations to Ken for achieving this very significant honor!

If your institution is engaged in developing or implementing plans for expansion, renovation and/or facility improvements and would like to receive information on how D&B may be of assistance, please contact Ken at kpritchard@db-eng.com or 516-364-9890 Ext. 3051. 

Client Feedback: "Excellent Services Delivered by D&B" - NYCDEP-BWT CM Program



The New York City Department of Environmental Protection (NYCDEP), Bureau of Wastewater Treatment (BWT) awarded an on-call contract to D&B to assist with its Construction Management program. As part of this contract, D&B is providing BWT with services such as program management, inspection, EH&S, documentation of lessons learned, scheduling, and constructability reviews. The program involves the construction of literally hundreds of "job orders" under various Job Order Contracts, requirement (maintenance) contract work, and numerous discrete stand alone projects at NYCDEP's wastewater pollution control plants, pump stations, and combined sewer overflow facilities. These projects often require multi-disciplined expertise and/or a rapid response to an emergency scenario from the D&B CM team utilizing its significant pool of "seasoned" resources. D&B immediately addresses these task assignments efficiently and effectively while minimizing administrative efforts and costs.

Recently, the NYCDEP formally evaluated D&B's performance under this contract. The evaluation was comprised of three criteria: Timeliness of Performance, Fiscal Administration and Accountability and Performance and Overall Quality of Service. D&B was given "Excellent" ratings in each category. D&B can provide this same service in support of your Construction Management program. Congratulations to John Schreck, P.E., Vice President, and the BWT CM team for their outstanding work! 

D&B Promotions



D&B Engineers and Architects, P.C. of Woodbury, NY, is pleased to announce the promotion of **Olga Mubarak-Jaramillo** to **Senior Associate**.



Olga has a Bachelor of Science in Engineering and Master's Degree coursework in Environmental Engineering. She has been a vital part of the D&B Wastewater Collection and Treatment Division since 2001. Olga has 19 years' experience in engineering and has served as a Project Manager/Project Engineer for numerous wastewater and environmental engineering projects. Olga has successfully managed projects including the \$25M Port Washington Water Pollution Control District plant upgrade to Hurricane Sandy Emergency Work for Nassau County. Her specific experience includes project planning, design, technical engineering reviews, developing contract documents for municipal bidding, and complete construction management. Olga also serves as a primary contact for our clients on all project-related issues. Her ability to manage projects in a proactive way and serve as a liaison between the contractor and the owner, providing guidance to the contractor and assistance to the owner has ensured timely completion and successful results. D&B extends its congratulations to Olga on her promotion to Senior Associate! Ms. Mubarak-Jaramillo can be contacted at omjaramillo@db-eng.com.  



The firm is pleased to announce the promotion of **Christopher M. LeHanka** to the position of **Senior Associate** of D&B Engineers and Architects, P.C.

Chris has over 13 years of professional experience and works in the firm's Wastewater Collection and Treatment Division. Throughout his career, Chris has gained extensive experience as a Project Manager/Project Engineer for numerous wastewater and environmental engineering projects. Chris has successfully managed a broad range of projects for numerous private and public sector clients from \$47M for the Great Neck Water Pollution Control District BNR Project to the Risk Assessment Evaluations for New York City Department of Environmental Protection Wastewater Pumping Stations. His specific experience includes project planning, design, technical engineering reviews, developing contract documents for municipal bidding, and complete construction management.

Christopher also serves as a primary contact for our clients on all project related issues. Christopher has also provided full service engineering, actively managing all aspects of the various projects ranging from updating the clients Sewer Use Ordinance to design services during construction in support of a 45 million dollar treatment plant upgrade.

D&B extends its congratulations to Chris on his promotion to **Senior Associate**, and wishes him many years of continued success with the firm! Chris can be contacted at clehanka@db-eng.com.  





The firm is pleased to announce the promotion of **Stephen Tauss** to the position of **Associate** of D&B Engineers and Architects, P.C.

Steve has over 12 years of professional experience and works in the firm's Environmental Remediation and Multimedia Compliance Division. Throughout his career, Steve has gained extensive experience in environmental project management, with a



particular emphasis on the technical development and implementation of various investigation and remediation programs, pursuant to federal, state and local environmental regulatory requirements. Steve has successfully managed a broad range of projects for numerous private and public sector clients involving inactive hazardous waste site investigation, remediation and performance monitoring; heavy metal and "open" petroleum spill investigation and remediation; as well as Site Characterization and Phase II environmental site assessments. In addition, Steve serves as the firm's Corporate Health and Safety Coordinator, ensuring that the corporate health and safety program is adhered to by the firm's employees and is updated as needed.

In addition, Steve has extensive experience in planning and implementing remedial system optimization (RSO) programs at sites where groundwater extraction and treatment systems are operating. These RSO programs have resulted in significant increases in the efficiency, effectiveness and net environmental benefit of each system resulting in the reduction of overall operating/project costs and expediting site closure.

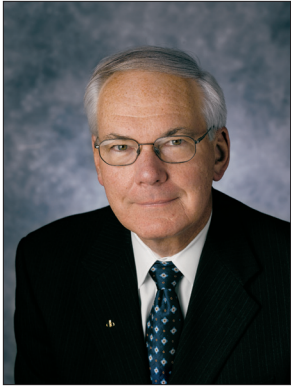
D&B extends its congratulations to Steve on his promotion to Associate, and wishes him many years of continued success with the firm! You can contact Steve at stauss@db-eng.com.  

Steve Fangmann Recognized at NYWEA Winter Conference

The New York Water Environment Association, Inc. (NYWEA) held its 86th annual meeting in New York City at the Marriott Marquis hotel. NYWEA is a state-wide non-profit organization of leaders in water quality management. The mission of NYWEA is safeguarding public health through protection of our environment by employing sound engineering principles to water and wastewater related issues. At its annual conference, D&B Executive Vice President, Steven A. Fangmann, P.E., BCEE, was designated as NYWEA President for 2014. Steve also was honored with the prestigious John Chester Brigham Award for his outstanding service to the organization and the water quality industry.

Steve has served on NYWEA's Executive Board for five years, has earned numerous service and achievement awards, and is inducted into the NYWEA Hall of Fame. Steve's career spans over 38 years in the area of civil and environmental engineering with special expertise in wastewater facilities planning, investigations and design of municipal wastewater treatment plants, sewer systems, water management planning and other related projects. Steve exemplifies one of the reasons D&B Engineers and Architects, P.C. is regarded as a leader in the water quality management industry.  

Message From The President



Henry J. Chlupsa, P.E.
President

To our existing and future clients:

Spring is finally here and since this is our first Insights issue for 2014 it would be appropriate to reminisce about accomplishments in 2013. This is the age of judging performance by analyzing metrics. There are metrics for everything and they do indicate the effectiveness of a particular assignment. In business, we are concerned with statistics on profit and losses, billing amounts, overhead, accounts receivable, success on proposals, and many others.

There are also less formalized methods used to judge success. Metrics do not tell the whole story. There are many more important things that define business success. In the 45 years that I have been at D&B, we have been fortunate to have had growth and expansion. The main reason for this is our employees' dedication to service and their competent and honest way they conduct themselves 24/7. We provide value to our clients and respect their point of view and preferences. Existing D&B clients know this and reap the rewards. We would love to spread the word of our achievements to new clients through Insights and continue the outstanding metrics we are accustomed to.

So spread the word. D&B is ready, willing and able to solve your problems in a cost-effective and professional manner.

Thank you for your loyalty and friendship.

D&B Employees Receive NYWEA Awards

On October 25, 2013, the Long Island Chapter of the New York Water Environment Association, Inc. (NYWEA) held its annual dinner dance at the Woodbury Country Club. The mission of the Long Island Chapter is to support the preservation and enhancement of Long Island water quality. One of the highlights of the event was the recognition awards presented to two D&B veterans; Senior Vice President Dennis Koehler and recently retired Associate Joe Baader. Both



Nick presenting award to Dennis Koehler



Chapter Chairman Greg Smith and Anthony Bacchus

Dennis and Joe were presented the Nicholas J. Bartilucci Lifetime Achievement Award for their commitment, dedication and overall accomplishments advancing and fostering water pollution control programs on Long Island throughout their careers. Dennis and Joe each spent over 40 years as D&B employees and members of the Long Island Chapter. The Lifetime Achievement Award was recently named after former D&B President Nick Bartilucci and this was, in fact, the first time he presented his namesake award. Also, Anthony Bacchus was recognized with the prestigious "Select Society of Sanitary Sludge Shovelers" (SSSSS) award in the young professional category. The SSSSS society was founded in Arizona in 1940 and Anthony joins a select group of 108 members in the Long Island Chapter. Congratulations to all for advancing the cause! 🇺🇸 🇺🇸

D&B Recognized By The NYSDEC

The New York State Department of Environmental Conservation (NYSDEC) recently issued an Environmental Audit Incentive Policy designed to make it easier for companies to protect the environment. This initiative "rewards" companies who perform environmental audits, voluntarily report and correct violations and prevent pollution. Such "rewards" may include, among others, penalty waivers, penalty mitigation and being recognized as a "low NYSDEC-inspection priority". In a Press Release dated October 17, 2013, NYSDEC Commissioner Joe Martens announced that the policy goes into effect November 18, 2013. "This new policy...encourages companies to responsibly audit their operations and return to compliance to avoid fines for violations," said Commissioner Martens. "It incentivizes companies who make a long-term commitment to go beyond compliance performance which saves them money and protects the environment."

The policy has evolved over the past several years after much stakeholder involvement. Rich Walka, Senior Vice President, and Senior Associate, Ellen DeOrsay, at D&B Engineers and Architects, P.C. were invited by the Department to participate as stakeholders and assist in drafting the new policy. Rich and Ellen were requested to share their 10 years of prior direct experience with a comparable self-audit initiative undertaken at the federal level by the U.S. Environmental Protection Agency-Region 2. Recognizing D&B's efforts in developing the policy, Commissioner Marten's office included a quote from Rich in each of two press releases associated with release of both the draft and final version of the policy.


To obtain a copy of the Commissioner's Press Release as well as the final policy, we urge our readers to visit www.dec.ny.gov/press/93880.html, otherwise, contact either Rich Walka or Ellen DeOrsay at 516-364-9890 Ext. 3006/rwalka@db-eng.com or Ext. 3053/edeorsay@db-eng.com, respectively. If your company or municipality is considering the merits of this policy contact Rich or Ellen for a no-cost consultation. 🇺🇸 🇺🇸

NYCDDC Awards Contract to D&B

The New York City Department of Design and Construction (NYCDDC) awarded D&B a contract for Resident Engineering Inspection Services associated with the Reconstruction of the Gateway Estates Area in the Borough of Brooklyn. Gateway Estates is a 227-acre neighborhood being developed in the East New York section of Brooklyn utilizing city-owned vacant land. The proposed development is a combination of single-family homes and affordable housing units, including senior housing. The affordable housing units are single, two and three family homes and also four and six story apartment buildings. As part of providing Resident Engineering Inspection Services for this assignment, D&B is responsible for the management, coordination, administration and inspection of the work of the construction contractor for the infrastructure components of the project. Such infrastructure includes the installation of sewers, water mains, street lighting and road work. The construction budget for this project is over \$21 million.

The NYCDDC awarded this contract to D&B because it recognized several key strengths possessed by the D&B Team. D&B has extensive experience working in the residential streets of New York City. Our field staff has in-depth knowledge of the City agencies, policies and

procedures having worked on New York City projects for over a generation. These include numerous assignments with the NYCDEP, NYCDOT, and NYCDPR, as well as public and private utilities. Our Resident Engineer, Christopher Koegel, P.E., has extensive experience with large water main projects, as well as storm and sanitary sewer installations. Recently, Chris successfully completed a \$110 million construction budget project for the NYCDEP that included the installation of large diameter combined sewer mains through residential streets in the Coney Island section of Brooklyn, approximately five miles from the Gateway Estates project. D&B's depth with respect to local resources and our experience and familiarity with the New York City infrastructure gave the NYCDDC the confidence that D&B would be capable of responding efficiently and expeditiously to the needs of the project.

Congratulations to Vice Presidents Robert Raab, P.E., Project Executive, and John Schreck, P.E., Project Manager! If your firm/agency has an upcoming infrastructure construction project and in need of construction management/inspection services, contact John Schreck at jschreck@db-eng.com or at (516) 364-9890, Ext. 3414. 



WOODBURY, NY | WHITE PLAINS, NY | EAST SYRACUSE, NY
 SOUTH PLAINFIELD, NJ | TREVOSE, PA
 (516) 364-9890 | (718) 460-3634 | WWW.DVIRKAANDBARTILUCCI.COM

330 Crossways Park Drive
 Woodbury, NY 11797-2015
 (516) 364-9890
 (718) 460-3634
 Fax: (516) 364-9045
findingsolutions@db-eng.com
www.dvirkaandbartilucci.com

Additional offices:
 4 West Red Oak Lane
 White Plains, NY 10604
 (914) 467-5300

5879 Fisher Road
 East Syracuse, NY 13057
 (315) 437-1142

3000 Hadley Road
 South Plainfield, NJ 07080
 (908) 668-4747

D&B/Quarino Engineers, LLC
 8 Neshaminy Interplex, Suite 219
 Trevose, PA 19053
 (215) 244-9972



