



ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

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Can you name  
this creature?

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## People are talking Without Hesitation

"It is without hesitation that I wholeheartedly recommend Paul Bedford and the staff of Keystone Associates. The Oneonta City School District has had a professional relationship with them for many years and have been extremely satisfied. Paul's **communication skills are key**. He works well with district personnel and contractors. He and his staff do a **thorough job and devote extra time when needed**. Paul does a great job of presenting at Board of Education meetings to help keep the Board members informed of any project work."

—Michael P. Shea, Superintendent of Schools,  
Oneonta City School District

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## It is who you know Bank on the Locals to do the Job Right

Tioga State Bank is a **local, family-owned, independent community bank**. Operating since 1864, they have 12 offices throughout our region in upstate New York. Keystone was recently commissioned to provide Architectural, Engineering and Interior Design services for their branch office in Owego, New York. This project will consist of a complete interior demolition and renovation for a 4,800 SF facility which will include banking facilities and investment services. **The design will implement sustainable elements**, including a super insulated building envelope, eco-friendly interior finishes and the exploration of ground source heat pumps and solar technologies. Watch for our project and find **Tioga State Bank** on the web at [www.tiogabank.com](http://www.tiogabank.com).



# KEY Connections

"your satisfaction is our success"

## Did you know?

### Bridge to Savings - Saving Time and Money

Keystone Associates' Structural Group recently completed the design of a bridge project for **Tioga County**.



The original bridge had received an inferior rating during New York State's biannual bridge inspection which required the county to reduce the load posting for the structure necessitating the replacement of the bridge in as short a time as possible.

By utilizing a pre-engineered and precast structure, Keystone was not only able to **reduce the design time**, but we were also able to have **cost-effective design fees**.

By taking advantage of a precast structure, Keystone was able to **compress the design phase** by releasing two contracts—one for the precast structure and one for the general construction.

**Construction time was also reduced** and the precast structure allowed for winter construction without increased costs or negative effects on the concrete products. The entire bridge structure, including the wingwalls, were set in one day. **Keystone's Structural Group focuses on utilizing time and cost-effective design solutions.**

Which of the four  
Presidents on  
Mount Rushmore  
was not a  
Surveyor?

## KEY Notes

### Keystone Stays the Course - in Growth

Since our inception in 1993, **we have grown each year**. During 2008, we **added a third office**, this time in Starlight, Pennsylvania. This office will be staffed by local survey personnel, providing expanded services in New York and Pennsylvania. We also changed our architectural software from the traditional 2D CADD to **Building Information Modeling (BIM)**.

**We are the first in the area to undertake this important change and are already utilizing it on projects,**

including a 3-story school renovation with a 30,000 SF classroom addition. BIM creates a 3-dimensional building model allowing the expectations of the clients to be shaped digitally with renderings, movies and fly-through animations before a project is constructed. Keystone will continue to **focus on growth in meeting our clients' needs** in 2009.



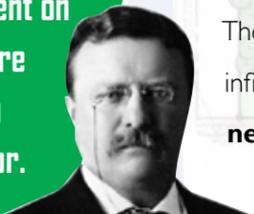


## It's Benjamin the Binturong

**Keystone** donated architectural and engineering services to the **Ross Park Zoo** in support of their new **Binturong Exhibit**. The new facility, which opened last fall, is home to 4-month old Benjamin and 9-year old Abby, both Binturongs, which are also known as **Asian Bearcats**. This Binturong Exhibit completes **the first of two buildings** we will design. Construction of the second building is scheduled to be completed this spring.

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Theodore Roosevelt is the only President on Mount Rushmore that was not a Land Surveyor.



## On the boards

### Project is Key to Job Creation and Meeting Infrastructure Needs

The Town of Windsor in Broome County, New York, retained Keystone to prepare a report exploring the development of a municipal wastewater collection and treatment system in the hamlet of West Windsor. Health Department surveys revealed that over 40% of the residential properties in the study area have failing individual septic systems. The recommended solution was to construct a wastewater collection system and treatment plant.

## Grant and loan programs were identified to fund the project

and annual user costs were calculated to cover financing, design services and operation and maintenance costs. Keystone designed the wastewater collection system and the treatment plant was designed under a separate contract. Both were **designed to meet current needs with capacity for future development**. Bids were opened for this project in February of 2009 and the sum of the two projects came in under the estimated cost allowing planned construction to start this year ~ which is also **good news for the economy**. 



## Innovation station

### Put that Hammer and Stake Away - 3D Machine Control is Here

There is new technology growing rapidly in the construction industry: **3D GPS Machine Guidance** which essentially replaces conventional construction stakeout methods with **"Digital Stakeout"**.

This allows a construction site to be developed as a 3D digital model using the latest CAD software which is then uploaded and installed onto the heavy field equipment.

Through GPS technology and established horizontal and vertical control points, the blade of the bulldozer will automatically move up or down based on the proposed grade, simplifying grading and earthwork.

Keystone has used this **exciting new technology** numerous times in cooperation with Gorick Construction Co. Inc., and is pleased to offer it to all our clients. 



## Under construction

### Breathing Life into the Heart of a Neighborhood

The existing facility for the Boys and Girls Club of Binghamton had become inadequate to serve their needs. The aged, multi-story building, limited accessibility, minimal outdoor recreation space, inefficient floor plan and growing utility costs presented good rationale for the construction of a new facility. Located a few blocks from the existing site, the nearly 20,000 SF new club will

## improve an existing neighborhood

and provide the boys and girls who use the club with **outdoor recreation space and interior program space**. The design of the building utilizes **Insulated Concrete Forms** which provide increased insulation values and reduce air infiltration. When completed in the Fall of 2009, the facility will provide the Boys and Girls Club of Binghamton **a vibrant new home** for the children that use it. 



Dickinson Street

Clinton Street

## The key is green...

### Green Education 101

Sullivan County Community College (SCCC) has selected Keystone to prepare preliminary plans for a **Green Technology Development Park (G-TECH)**, which is adjacent to their existing campus. Students will gain hands-on experience with state-of-the-art sustainable technology and design principles as part of credit and non-credit coursework. Located in the Town of Fallsburg, New York, the **G-TECH Park** will be the first of its kind on a **SUNY** campus and will promote the use of renewable and efficient technologies in the region through education, workforce

training and business development. Keystone is committed to the principles of green/sustainable development. Kenneth R. Gay II, RA, LEED@AP, Senior Project Architect at Keystone, was one of the first in the area to become LEED certified and we are proud to be members of the U.S. Green Building Council.



"the first of its kind on a SUNY campus"

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