



ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

Also Doing Business As Hawk Engineering

MAIN OFFICE:

58 Exchange Street • Binghamton, New York 13901

Phone: (607) 722-1100 • Fax: (607) 722-2515

E-mail: info@keyscomp.com

www.keyscomp.com

BRANCH OFFICES:

14 Park Avenue • Monticello, New York 12701

6223 Hancock Highway • Starlight, Pennsylvania 18461

**What is it?**

See page 2

4

People are talking Above and Beyond

"Keystone Associates was hired by the Town of Windsor to complete planning, design and construction services for a new wastewater collection system and pumping stations.

Keystone offered a local presence for the project and assisted the Town with easement and right-of-way acquisition, topographic survey services, regulatory applications and funding applications. The residents of West Windsor in the Town of Windsor are relieved to have a wastewater disposal system to address numerous environmental concerns in the area.

The Town of Windsor is pleased to have an affordable project that will service the residents and be a sustainable facility for years to come.

Not only did Keystone meet their contract obligations, but they went above and beyond their responsibilities. We are very happy to have chosen Keystone to assist us in this project."

Randy J. Williams
Town of Windsor Supervisor

PRINTED ON 100% RECYCLED PAPER.

Innovation station Structurally Insulated Panels

Keystone Associates have been doing their part to reduce energy consumption in the residential home market. We designed a home in the Binghamton area utilizing structurally insulated panels (SIP) which reduce the energy required to heat your home by up to 60%. The key environmental advantage to designing a building with SIP is their ability to create a tight, high performance building envelope encompassing the exterior walls as well as the roof of the structure.

The panels are fabricated off site to the specific architectural drawing dimensions allowing for offsets and window openings, as well as electrical raceways and outlet locations, this in turn also reduces the time required for construction. In addition to reducing energy use, SIP's offer several other green building benefits, including reducing construction waste, because they are manufactured in a controlled environment, manufacturers are better able to plan material use than is possible on the job site.

Which former
President is called
the Father of the
University
of Virginia?

KEY Connections

"Exceeding Your Expectations"



Key notes

After a two-year long hiatus we are back with a new newsletter that we hope you will find informative, helpful and full of interesting information. Our hiatus was due to many factors including on March 18, 2010 we moved into new offices at the corner of Exchange and Hawley Streets in Binghamton, NY. The move allows us the opportunity to continue to grow and serve our clients more efficiently.

In addition, during this time we have also added in-house plumbing, HVAC, fire protection and electrical design services with the hiring of John Hewitt, P.E., LEED GA, and Bill Monahan, P.E., LEED AP BD+C. John and Bill have over 25 years experience each in engineering, including 10 years with their own office.

Another major development was the merger of Hawk Engineering into Keystone Associates, providing Keystone with a larger, diverse Civil Department along with adding geotechnical services.

In-house services now include planning; architecture; civil, geotechnical, structural, environmental, plumbing, mechanical, fire protection and electrical engineering; survey; and interior design.

NOTES

On the boards Expanding a Brand



The next phase of the Gault Auto family construction project is to move their Audi and Volkswagen dealership from Binghamton to Endicott. The new facility will be located on the existing Toyota site.

The new 20,850 SF Audi/Volkswagen dealership will have customer lounges and service reception bays for each brand. The building is designed for future growth of both brands. Currently, documents have been submitted to Audi and Volkswagen for 90% review and comment. The project is scheduled for construction starting this spring with completion being early 2013.



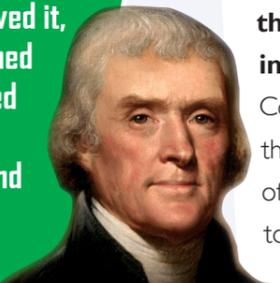
KEYSTONE
ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC



It's a dinosculpture

Keystone Associates sponsored a dinosculpture for the "Ya Gotta Have Hart" public art extravaganza. Our own Alexis Pleus, P.E., LEED AP, Structural Engineer, hand painted the 5 foot tall, 5 foot long sculpture giving it an engineering flair. 100 sculptures of the lovelorn dinosaur Gronk from the B.C. comic strip were on display throughout the area last summer. A Dino auction was held at the conclusion of the exhibition with all proceeds benefitting local educational and arts groups. Keystone's dinosculpture now resides in the lobby of our building.

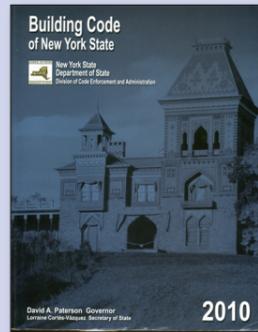
Thomas Jefferson founded the University of Virginia in 1819. He conceived it, planned it, designed it, and supervised both its initial construction and the hiring of faculty.



Did you know?

Codes, Codes, Codes

On December 28, 2010, the new 2010 New York State Building codes came into effect. These codes have brought changes from the 2007 codes and will have an impact on building design. Some of these changes within the Building Code deal with special uses, mixed occupancies, building areas, mezzanines, fire resistance & protections, means of egress & accessibility, and structural provisions. Definition changes as they relate to the Existing Building Code and the Fire Code have also been impacted by the revisions as well as Energy Code changes as a result of reference standard ASHRAE 09.1-2007. **The Residential Code also has changes resulting from the new codes implementation.** In effort to respond to these changes, members and staff of Keystone Associates have attended and will continue to attend future code training seminars in order to more fully understand the changes and the impact that they have on the building that we design for our clients. 



Under construction

The New Look of a Gault Toyota Deal

Recently, ground was broken on the new Gault Toyota car dealership and service center. The new 46,500 SF facility will replace the existing dealership as the Gault family has out grown their current 4,000 SF facility. The new dealership will be home to all of the existing amenities and then some.

Customers will "Love the Feel of a Gault Toyota Deal"

as they can enjoy the new cafe, as they wait for their car to be serviced or paperwork to be filled out for their brand new vehicle. The new facility will also be home to a dedicated service center. Customers will be welcomed in one of the three Service Reception Bays. From there, they can enter into the new customer lounge as they wait for their car to return, fully serviced and with a brand new shine from the car wash being constructed along with the facility. The new dealership is keeping the environment in mind too. **Looking to achieve a LEED Silver Certification, the facility has been designed around this criteria and would be the first dealership in the triple cities to be LEED certified.**

Construction is scheduled to be complete this spring, making way for the next phase of construction the Gault family is looking to complete. 



The key is green...

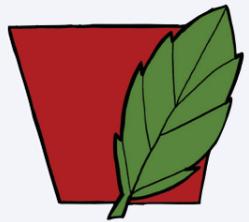
Sustainability is All Around Us

Theodore Roosevelt said it best when he told the American people

"do what you can with what you have, where you have it."

Sustainability is all around us in the world of design. The reuse of buildings, as well as portions of buildings, can provide a very sustainable solution to providing for a more "green" environment and design. **Currently 40% of total solid waste comes from construction and demolition debris, by reusing by renovation and by repurposing existing buildings this percentage can be reduced.** Saving new material harvesting, manufacturing and transportation cost and pollution savings are just some of the benefits to the environment this design strategy provides. The embodied energy in existing buildings provides an increased sustainable element to the equation.

This was one of the factors in Keystone's decision to renovate and reuse a building for our new home at 58 Exchange Street. Our new offices incorporated the reuse of existing building elements included spatial configuration of walls, furniture and modular wall system. The exterior of the building, including window systems, was also left intact further contributing to the sustainable design approach. 



Do you know?

Oneonta City School District Superintendent

In his 12th year as a Superintendent, 7 in Oneonta, Mike Shea admits there are very few things that have surprised him other than how time creeps up on him. A lifetime resident of the Oneonta area, Mike spends his days working and interacting with students and says that is the best part of his job.

Mike has spent 32 years in education including being a middle school social studies teacher at Tri-Valley Central School in Gramsville, a middle school principal at Delaware Academy and Delhi Central School and then as the Franklin Central School District Superintendent.

He has been involved with everything from the needs of special-education students to grant writing and his enthusiasm stands out. One of the things he is most proud of are the people the Oneonta District has hired during the last seven years and says "It is both a joy and an honor to be Superintendent of Oneonta City Schools."

Mike recently announced his retirement for September 2012. We wish Mike the best in his retirement. 

