



# THE CUTTING EDGE

Summer 2016 | Vol. 24, No. 2

NEWSLETTER

432 PARK AVENUE

## TOP OF THE WORLD

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### Business Agents

**Kuba J. Brown**

Business Manager/President

**Michael Gadaleta**

Vice President/Business  
Representative of Uptown  
Manhattan, Queens and the Bronx

**Thomas M. Hart**

Recording Corresponding  
Secretary, Business Representative  
of Midtown Manhattan, Health &  
Safety Officer

**Raymond Macco**

Financial Secretary/  
Business Representative of  
Downtown Manhattan, Brooklyn  
and Staten Island

**Kelly Ann Drummond**

Treasurer/Business Representative  
of Hotel & Club properties  
of New York City; New York City  
Public Schools

**Jack Redden**

Guard/Business Representative  
of New York City Public Schools,  
Hotel and Club properties  
of New York City.

### Executive Board

**Kuba J. Brown**

Business Manager & President

**Michael Gadaleta**

Vice President

**Thomas M. Hart**

Recording Secretary

**Ray Macco**

Financial Secretary

**Kelly Ann Drummond**

Treasurer

**Eddie Burke**

Conductor

**Jack Redden**

Guard

**John Cancel, Vincent Curcio,**

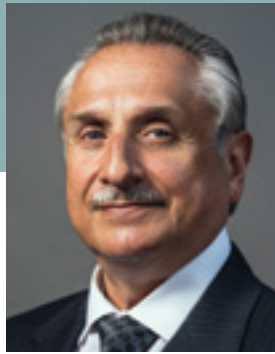
**Bill Caramico**

Trustees

**Anthony Fasulo, Rocco Ferrigno,**

**David Rodriguez**

Auditors



## President's Message

# A May to Remember: Elections; Justice; and an Open House

*Dear Brothers and Sisters:*

I want to begin by thanking each and every one of you for your confidence, trust and support by voting to re-elect the entire executive board. I can't tell you how honored we are that more than 400 of our Brothers and Sisters took the time to attend the nomination meetings.

Your outward show of support was as meaningful to us as the overwhelming "white ballot" election.

On behalf of Mike Gadaleta, Tom Hart, Ray Macco, Kelly Drummond, Jack Redden, Eddie Burke, John Cancel, Vince Curcio, Bill Caramico, Anthony Fasulo, Rocky Ferrigno, and David Rodriguez thank you.

We could not be more proud to represent our members and we will continue to work tirelessly on behalf of you and your families.

As a member of IUOE Local 94 for 45 years I was fortunate to have the support of my co-workers and chiefs who helped me grow as an engineer.

During that time I saw our union grow under the courageous and imaginative leadership of men like Jim Conroy, Peter Darlington, John Bowen, Sr., and Mike Carney. They were the leaders who set us on the path to become among the most respected unions in the industry.

It wasn't always easy for them. But with an eye to the future and the courage of their convictions they never backed away from a fight in their pursuit of better wages, benefits and training — even if it meant taking the members out to streets and onto a picket line.

Just as they built this union on the shoulders of those who served before them, I promise you, your leadership team will do our best to build upon their legacy.

To serve as a reminder of that legacy, and to recognize and honor their contributions to Local 94 we have dedicated four memorial plaques in the reception area of our Fund offices. When you visit, look at them and remember: we would not have those Funds were it not for them.

### At Long Last, Justice

As proud as I was for winning another three years as your Business Manager and President, it could not match Local 94 winning our nearly 15-year struggle for pay equity for our brothers and sisters in our schools!

Under the terms of the agreement with the Department of Education, hundreds of Local 94 members who worked in schools under custodians were earning as much as 25% less than their brothers and sisters working under private contractors.

It was an unfair and unjust system instituted under Mayor Bloomberg, and Mayor Bloomberg made no effort to change it.

Led by Ray Macco, Jack Redden and hundreds of our members who attended rallies, wrote to their legislators, and testified at hearings we would not give up our fight for justice.

When Mayor de Blasio was elected he promised to correct this terrible wrong. Earlier this year we were able to sit down and develop a plan to bring justice to those who lagged behind.

It wasn't easy. But after months of intense negotiations we reached an agreement.

On May 4, more than 400 of our school members gathered at the historic Cooper Union in the East Village, the building where Abraham Lincoln first explained why we should end slavery, to hear the details of a contract that brought them equality.

The following day many of those same



Memorial plaques in the reception area of Local 94's fund offices. From left, Peter Darlington, John Bowen, Sr., James Conroy, and Michael Carney.

*'With an eye to the future and the courage of their convictions they never backed away from a fight in their pursuit of better wages, benefits and training — even if it meant taking the members out to streets and onto a picket line.'*

members voted overwhelmingly to approve the contract. (You can read more about the historic deal on page 4).

### Training Center Hosts Open House

And, as if May wasn't busy enough on Friday, May 13th Training Fund Co-Directors Howard Styles and Bobby Fantine hosted a 30th anniversary open house at the center. (See story on page 16).

Led by City Council Speaker Melissa Mark-Viverito and State Senator Brad Hoylman, and other members of City Council and the Assembly as well as leaders

of the industry and champions of the environmental and sustainability movement were provided an inside look at our center.

Along with an opportunity to lead several guests, including Speaker Mark-Viverito on a tour of the center, experts and representatives from the NYS DEC, FDNY, City Tech, NYSEDA and the UA School for Green Careers addressed the audience.

The UA School for Green Careers assistant principal Luke Janka used the occasion to promote the new partnership between Local 94, the RAB and the school, which will utilize our facilities, to train and provide

career opportunities for students who graduate from the school.

Our union has short but proud history. With a new contract for our school division; and opening a new pathway to opportunity, Local 94 will have an equally bright future.

*In Solidarity,*

Kuba J. Brown  
President/Business Manager





## Justice for School Employees

# School Workers Win Fight for Equal Pay; Members Overwhelmingly Ratify New Deal

After 13 years of rallies, demonstrations, law suits, public and legislative hearings, countless meetings and often contentious negotiations we have won our fight for equal pay for equal work for Local 94 school employees.

To put that fight into context: It took our Founding Fathers 13 years from the signing of the Declaration of Independence in 1776 to ratifying the Constitution in 1789.

Ironically, Local 94 Business Manager Kuba Brown and Business Agents Ray Macco and Jack Redden presented the contract to the members inside the Great Hall of Cooper Union; the same auditorium where Abraham Lincoln explained the reasoning for freeing the slaves.

“This is an historic room where Abraham Lincoln spoke about freeing the slaves. Tonight, I am here to bring you an historic, life changing agreement,” Brown told the nearly 500 school members who attended the May 4th meeting.

The agreement was overwhelmingly ratified on May 5.

The contract will go into effect on September 1, and will bring an end to a system that has existed for nearly 150 years. Under the historic agreement, members of Local 94 and 32BJ working in the school system will be employed by new non-profit entity, and will no longer be considered “indirect employees” of school custodians.

The agreement virtually replicates the current RAB contract providing all school employees with the current industry prevailing wage. In addition, the contract includes a defined pension plan, a separate annuity, a sick fund and medical coverage.

It will also open the doors to the Local 94 Training Center allowing members to enhance their skills and advance their careers.

Like the fight for American independence our victory came with its share of heroes.

“We were only able to accomplish this



Rallies like this 2014 event at City Hall were instrumental in the fight for prevailing wage.

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*‘We were only able to accomplish this through the efforts of some dedicated members who committed to the effort ... to push for prevailing wage legislation.’*

---

through the efforts of some dedicated members who committed to the effort by joining in visits to elected officials to push for prevailing wage legislation,” said Macco.

“It is important we recognize people like Darren Bell, Dan Burnet, Al Cardeno, Ron Cerna, Paul Colletti, Anthony Conza, Felix Davila, John Dedominicao, John Donovan, William Ferrara, Rich Gallino, Mark Garcia, Ken Gottesman, Nigel Joseph, Omar Khan, Ray Krawiec, Pedro Lopez, Joe Metzger, Mike Misner, Joe Modica, John Paczynski, John Plunkett, and Mark White. These men were always there,” said Macco.

“We should also pay special thanks to Joe Modica and Ron Cerna who testified at the

Education Committee hearing on the prevailing wage. It was that hearing which held the city’s feet to the fire on the wage issue,” added Macco.

Business Manager Kuba Brown also took the time to recognize the efforts of Local 94’s attorneys Pitta & Giblin LLP especially Vincent Pitta, Jane Lauer Barker, as well as Jon Del Giorno and the lobbyists at Pitta Bishop Del Giorno & Giblin LLC. “This really was a team effort,” said Brown.

“But we must also thank Mayor de Blasio. He understood the existing system was unfair and he promised to work towards a solution. Mayor de Blasio kept his promise. We finally have justice for our members!”



## Tom Hart

# 21st Century Efficiencies Earn Silver and Gold for Art Deco Classic

It takes imagination and teamwork to provide 21st century efficiencies and amenities in a building which was built in an era of ceiling fans and switching stations. Fortunately for the tenants at Two Park Avenue the Local 94 engineer team is up to the task.

Built in 1928, Two Park Avenue is a 29-story landmarked Art Deco classic. Yet, even at it approaches its 90th anniversary, the building has not only earned and maintained LEED Silver status since 2011; it has also earned the Energy Star Award each year from 2009 and been awarded Wired NY Gold.

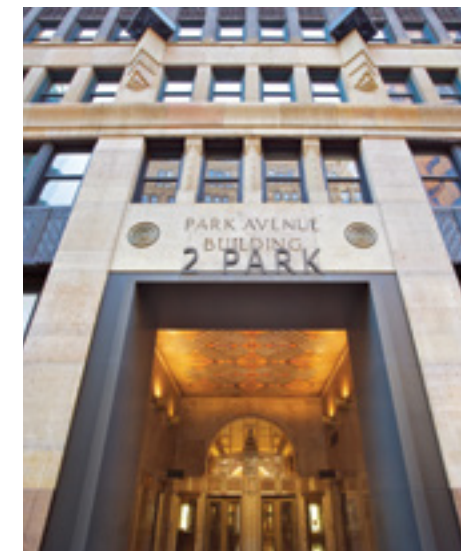
It is that combination of visual aesthetics; sustainability and connectivity which has helped maintain long-term tenants like Herrick Feinstein while attracting internet driven companies like The Gilt Groupe.

Led by Chief Engineer Neil Vander Teems and Assistant Chief Aurelio Correa, Engineers James O’Brien, Michael Pellegrino, Michael Rampino, and Dominick Ruggeri, have provided the hand-on expertise in transforming the 88 year-old tower.

“People look at me and wonder how we can continue to lower our operating costs. Well, we have been able to do this because for our engineering team this is more than a job. They have taken their work to another level,” explained General Manager Jose M. Toro. “We have a group of guys who really care. They are invested in the building.”

Their investment is paying dividends.

According to Vander Teems the transformation began in 2008 with the installation of new cooling towers and variable frequency pumps. Since then the Local 94 team has replaced all the old constant volume HVAC units with new more efficient, VFD units. They have also introduced a new BMS system; installed new domestic water risers and swapped out the original manual valves on the buildings more than 2,000 original radiators with automatic valves and rebuilt traps.



(L to R): Engineers Michael Pellegrino, Michael Rampino, Dominick Ruggeri, Chief Engineer Neil Vander Teems, Assistant Chief Engineer Aurelio Correa, Engineer James O’Brien. Two Park Avenue exterior.

While the Two Park Avenue crew may not be very large, Vander Teems attributes their success to their diverse and developed skills as mechanics. When the inevitable problems pop up they know how to respond. “Ray (Correa) is always looking at a second or third way towards a solution,” said Vander Teems. “They get things done.”

Toro and Property Manager Bonnie Lee Castano could not agree more. “These guys all know what they are doing, and still continue to take training’s offered by Local 94 to keep up with the latest technologies and certifications. It is a testament to the humble staff that realizes they can always make themselves better,” said Toro.

“They really stay on top of things, whether it is operations, maintenance, or capital improvements. I am very proud to call this my team,” said Toro.

“Lighting is one of the ways to save energy and money in a 100 year-old building,” explained Correa. “Sometimes it’s as simple as installing motion sensors or replacing 24-hour, 400-watt mercury vapor security lighting with 73-watt LED bulbs,”

In addition, the team has installed a new backbone for the building to ensure connectivity for their BMS.



# 2016 IUE Local 94, 94A, 94B Service Award Recipients



## Veteran Members Recognized & Presented With Service Awards

Business Manager Kuba Brown and some 200 other Local 94 veterans will be sporting some new jewelry following the June 8th Service Awards ceremonies at the Hotel Trades Council auditorium.

Brown and Joseph Geiser were each presented with a pair of cufflinks in recognition of their 45 years of service within the Local.

While the president and business manager may have been the most recognizable honoree Mr. Brown was not the longest tenured member to be honored.



That distinction went to Eugene Walsh. A Building Manager at Four Times Square, Walsh began his Local 94 career 50 years ago at since demolished New York Coliseum.

To put his career in perspective, the Empire State Building was still the tallest building in New York, and

ride on the subway cost .20 cents. “I was there when Kuba started,” said Walsh. “I really love doing what I do. I’d love to do for another 50 years.”

Executive Board members Auditor Rocky Ferrigno (35 years); Recording Secretary and Business Agent Tom Hart (30 years); and Treasurer and Business Agent Kelly Ann Drummond (25 years) were also singled out for special recognition for their long service to the union.

As is the Local 94 tradition members with 25 years of service were presented with watches; 30-year members received key chains, 35-year members were awarded money clips; 40-year members receive rings; members for 45-years receive cufflinks.



## 50 Years of Service

Eugene Walsh

## 45 Years of Service

Kuba Brown  
Joseph Geiser

## 40 Years of Service

Edward Butler  
Robert Figler  
Howard Fox  
Vincent Kelbel  
Robert Kreytak  
Stephen Rutledge  
Raymond Spezzacatena

## 35 Years of Service

John Agapito  
Edward Aleman  
Thomas Arroyo



Joseph Azzopardi  
Norman Bellion  
Julius Branna  
Joseph Brignoni  
Daniel Burns  
William Carey  
Nelson Castilla  
Robert Decesare  
Martin Dimaso  
Kevin Fallon  
Ted Feaser  
Rocco Ferrigno  
Thomas Gawiak  
Joseph Greisch  
Abraam Hailazopoulos  
Pablo Hernandez  
Michael Holmes



## 30 Years of Service

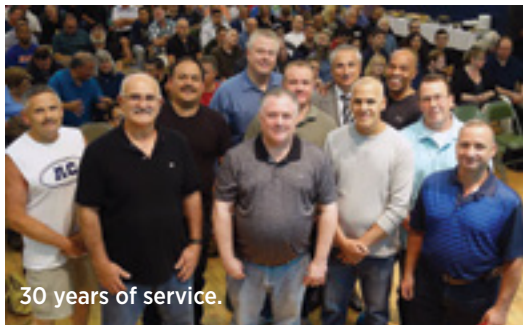
Floyd Adams  
Onofrio Ambrosino  
Joseph Angelo  
Thomas Bay  
Kevin Beirne  
Joseph Betancourt  
Marcel Borg  
Vincent Brigante  
William Bruder  
Eugene Budgell  
James Burgos  
Joseph Byrnes  
Kevin Caggino  
Carlos Calderon  
Mitchell Capuano  
Peter Caraciolo  
Michael Chidichimo  
Henry Chin-Ching  
Glenn Ciccotto  
Fred Cutillo  
Daniel Dailey  
Robert Dailey  
John Daleo  
William Dellavalle  
Roger Denis



2016 IUOE Local 94, 94A, 94B Service Award Recipients



Executive Board member  
Rocco Ferrigno, 35 years.



30 years of service.



25 years of service.



25 Years  
of Service

Joseph Anello  
Carlos Arevalo  
Richard Berger  
Rafael Bermudez

Kenneth Brown  
Robert Brown  
Gespere Cacace  
Ian Carney  
Frank Caronna  
Dominick Caruso  
Steven Cesare  
Wan Choi  
Kenneth Cunningham  
Patrick Davin  
Fabian Delbrey  
James Demarco  
David Dimasi  
Thomas Dinan  
Ravi Dindial  
Parid Dine  
Markvito Dispigna  
Antonio Dixon  
Kelly Ann Drummond  
Keith Dupignac  
Brendan Egan



Business Agent Kelly  
Drummond, 25 years.



30 Years  
of Service cont'd

Patrick Devenney  
Jeffrey Dietz  
Jozsef Dobrenitei  
John Esslinger  
Gregory Fallon  
John Fanelli  
Alberto Fernandez  
Philip Ferrara  
John Ferri  
Andrew Finnigan  
Donald Francis  
Charles Gallagher  
Richard Gama  
August Garbellotto  
Vernon Gittins  
Vincent Grillo  
Giuseppe Guecia  
Thomas Hart

Michael Hassett  
Glenn Herna  
Charles Hohmann  
George Iacono  
Thomas Kaval  
John Kerekes  
Kenneth Kraus  
James Laghezza  
Robert Laguardia  
Thomas Lambe  
John Lemmens  
Cesar Lara  
Constantine Lascarides  
Harry Lascarides  
Luis Leon  
Kurt Lillo  
Joseph Liszewski  
Stephen Littell  
Jeffrey Lombardi  
Michael Longo  
Michael Ludwikowski

Joseph Maddalena  
Joseph Mancuso  
Udnauth Mathura  
Jeffrey Matthews  
Thomas Mazza  
Paul Mehl  
William Mercaldi  
Alfred Milano  
Robert Nichols  
Kevin O'callaghan  
Andrew Ognibene  
Brian O'malley  
Glenn Orgen  
Peter Pagan  
Anthony Pepe  
Robert Phelan  
Joseph Politi  
Daniel Powers  
Thomas Render  
Gregory Rigosi  
Steven Rizzo

Andrew Rothman  
Onofrio Russo  
Steven Russo  
Francis Sanchez  
George Schultz  
Patrick Scollans  
Ralph Simonetti  
Robert Southard  
Robert Sweeney  
Nicholas Swidonovich  
Neil Thirkield  
Arcangelo Tirabassi  
John Titone  
Ralph Velluci  
Jack Vitale  
Paul Weiss  
Lawrence White  
William Winters  
James Woolard  
George Yako  
Robert Zupo

Mahmoud Eldib  
Kenneth Fais  
Sean Fallon  
Anthony Farriella  
Joseph Ferguson  
Frank Fisler  
Donald Geisler  
Frank Gentile  
Stephen Hanlon  
James Hayes  
Vincent Iacovelli  
Alden Inniss  
Ronald Jagdhar  
Michael Jeannetti  
Dennis Keaveney  
Brian Koch  
Thomas Koehler  
Boris Kogelman  
Charles Kramer  
Robert Kreppien  
Zbigniew Kucharski

Richard Kus  
Cascell Laing  
William Larosa  
Raymond Lauffer  
Richard Liverano  
Chris Maffeo  
Steven Martin  
Michael Masullo  
Kenneth Mcneil  
Ulises Melendez  
Dean Melnik  
Jose Mercado  
Jeffrey Moran  
Andre Mule  
Vincent Nuzzi  
John O'neill  
Arthur Orzano  
Henry Paciullo  
Jose Padilla  
Adrian Padmore  
Michael Pappas

Joseph Parise  
Adam Poko  
Douglas Popola  
Jose Ramos  
Christopher Reid  
Richard Renz  
Daniel Roach  
Edwin Rodriguez  
Dennis Rozario  
Tilak Sawh  
Lawrence Shubert  
Edwin Shurman  
Donald Singh  
James Sobanko  
Isen Spahiu  
Eric Sullivan  
Andrew Szabo  
Jeffrey Thomas  
John Torkington  
Eric Towse  
Gary Traynor  
Patrick Venitucci



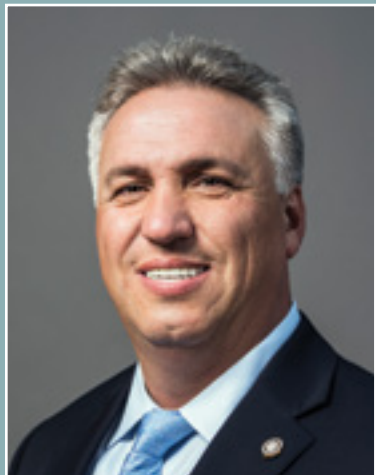




*New Executive Board*



*Kuba Brown  
Business Manager  
& President*



*Michael Gadaleta  
Vice President/  
Business Agent*



*Thomas M. Hart  
Recording Secretary/  
Business Agent*



*Raymond Macco  
Financial Secretary/  
Business Agent*



*Kelly Ann Drummond  
Treasurer/Business Agent*



*Eddie Burke  
Conductor*



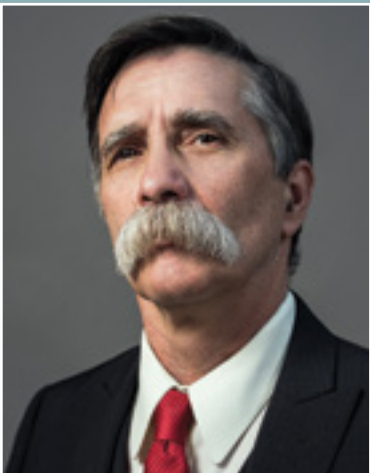
*Jack Redden  
Guard/Business Agent*



*John Cancel  
Trustee*



*Vincent Curcio  
Trustee*



*William Caramico  
Trustee*



*Anthony Fasulo  
Auditor*



*Rocco Ferrigno  
Auditor*



*David Rodriguez  
Auditor*

PHOTOGRAPHS BY SASHA MASLOV





Mike Gadaletta

## Running 432 Park Avenue from the Top of the World



(L to R) Local 94 Chief Paul Byrne and his Local 94 crew of: Engineers Willie Lopez, John O'Neill, Elvir Ahmemulic Mike Lelievre, Helper Ralph Di Domenico. 432 Park Avenue exterior.

Forever altering the New York City's iconic skyline, the near 1,400-foot residential tower at 432 Park Avenue has been an attention getter since it was first announced in 2011. Over the course of the past five years the building has been the subject of hundreds, if not thousands, of glowing and breathless media reports of its splendor.

At a height of 1,396 -feet 432 Park Avenue is the tallest residential tower in the western hemisphere. Beyond its dizzying height, 432 Park Avenue and projects like One57 have sparked a "can you top this," competition in providing luxury housing for the uber-rich.

There are no obscured sightlines among their sky high perches. Each of the 106 apartments in 432 Park Avenue feature 10'x10' windows opening up unique and spectacular views of the city. Other amenities include a pool, spa, a private restaurant and an enormous garage. Needless to say, luxury living comes with luxury prices.

Just as these palaces in the sky have changed the luxury real estate market; the

intricacies of running a complex building like 432 Park has opened new opportunities for our members.

### A Game-Changer for Local 94

By hiring Local 94 Chief Paul Byrne and a Local 94 crew of Engineers Willie Lopez, John O'Neill, Elvir Ahmemulic, Mike Lelie

By hiring Local 94 Chief Paul Byrne and a Local 94 crew of Engineers Willie Lopez, John O'Neill, Elvir Ahmemulic, Mike Lelievre, and Helpers Ralph DiDomenico and Ronnie Lonnborg to run what is primarily a residential building, 432 will prove to be a major game-changer for the union as well.

It's not as if Local 94 is new to residential properties. You will not find a spa, swimming pools and private restaurants at any of the Mitchell-Lama complexes like Penn South, Co-Op City, Stuyvesant Town and Rochdale Village.

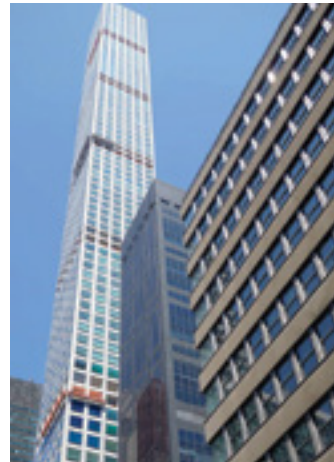
With the future growth of Local 94 dependent upon running residential and mix-use buildings, Chief Paul Byrne is quite aware that he and his team must answer to the residents. "The thing we have to remember is each residential unit of the condominium is an owner,

the tenant is the boss," explained Chief Byrne.

As for running the building, with its combined mix of residences, high-end amenities, commercial space and its rarified heights, 432 Park Avenue presents its own unique engineering challenges. "Every residential unit is individually climate controlled; this building is A/C and heat all-year 'round," explained Mr. Byrne.

Four chillers, two Trane centrifugal chillers 1150 tons each serving the lower half of the tower and two Trane centrifugal chillers of 1000 tons serving the upper half of the building. With 12 water tanks, heat exchangers, pumps, fire pumps, and air handlers are located on specified upper floors of the building. There are also five "drum floors" located at various intervals to carry the low pressure steam, handle the exhaust and designed so "we are not pushing water up 100 floors," said Chief Byrne.

While having an engine room nearly 1500-feet above the basement can be a challenge, it will also provide the crew with some breathtaking perspective. "On a clear day you look out and can see all the way to the Tappan Zee Bridge," said Paul Byrne. "There aren't many engineers who can look out from the engine room and see a helicopter flying below them."



Jack Redden

## Chancellor Honors School Members Who Go Above and Beyond

Surrounded by family and friends seven Local 94 members were presented with the Chancellors Recognition of Excellence Award in ceremonies at the Tweed Courthouse.

Thomas Bickerton, Robert Crumb, Adriano DeLeon, Marilyn Middleton, Jonathan Ranzie, Gerardo Rodriguez and Michael Smith were among 21 union-ized school custodial employees so honored by Chancellor Carmen Farina, Deputy Chancellor Elizabeth Rose and Division of School Facilities CEO John Shea during the April 20 ceremonies.

Members of IUOE Local 891 and 32BJ were also honored.

"These are people who go beyond their job description, even if it meant coming in on a Sunday," said Farina. "It's all about making kids happy at school."

As Deputy Chancellor Rose read the each individual citation it was no wonder why this Local 94 Magnificent Seven were so honored.

Thomas Bickerton, Fireperson, Petrides Complex in Ocean Terrace, Staten Island: Thomas worked throughout the summer and "...ensured the opening of this large 44 acre, 14 building complex, with no operational issues or interruption of services."

Robert Crumb, Fireperson, PS 244 in East Flatbush, Brooklyn: "Robert always goes beyond the scope of his responsibilities. He's a wonderful troubleshooter and has been instrumental in assisting...with equipment problems."

Adriano DeLeon, Fireperson, PS 19 in Corona, Queens: "Adriano...(is) someone who has established himself as a leader in the Corona community by working to keep the school grounds and surrounding neighborhood clean and safe."

Marilyn Middleton, Fireperson, PS 273 East New York, Brooklyn: Originally hired as a School Safety Officer, she has been a



(L to R) Michael Smith (with his son Beckham), Robert Crumb, Marilyn Middleton, Gerardo Rodriguez, Jonathan Ranzie, Adriano DeLeon, Jack Redden, Thomas Bickerton.

*"These are people who go beyond their job description, even if it meant coming in on a Sunday. It's all about making kids happy at school."*

fireperson since 2008. "Marilyn is the definition of dependable: reliable, trustworthy, and faithful..."

Jonathan Ranzie, Fireperson, IS 238, Jamaica, Queens: "The students and the community were overwhelmed by Jon's efforts when he painted the lettering on the basketball court...Jon treats all that he touches like it's his own..."

Gerardo Rodriguez, Building Manager, M 387 Washington Heights: "No task is too

small or too large for Gerardo...he treats the building as his own, even watering the plants and feeding the fish."

Michael Smith, Fireperson, IS 206, University Heights, Bronx: "Michael developed a strong; collaborative relationship with the principal... in 2013 began coaching boys' basketball ...his support of students contributes heavily toward setting the tone and culture of the school."

Congratulations to all!



# A 30th Anniversary Celebration and Showcase for Training Center

It was an anniversary to remember. Training Center Co-Directors Howard Styles and Bobby Fontaine marked the 30th anniversary of the center opened up its doors for a Friday, May 13 showcase event.

Standing beside Business Manager Kuba Brown, Howard Styles welcomed some 60 A-List guests including City Council Speaker Melissa Mark-Viverito, State Senator Brad Hoylman, and Council Members Rory Lancman, Mark Levine, Julissa Ferreras-Copeland, Tom Hill from Boston Properties, Brian Flaherty from Tishman Speyer, John Shea of from the DOE Office of School Facilities, and Marcia Bystryn, of the League of Conservation Voters.

A virtual who's-who representing the commercial building industry, environmental activists, educators, union officials and government officials joined in the party. The day began with guests mingling and exchanging greetings over coffee and fruit and pastries. Some used the opportunity to stroll through the center and learn about the state-of-art trainers and equipment.

A formal program featured a series of guest speakers who explained the important role Local 94 plays in keeping New Yorkers safe and healthy while maintaining its commitment to sustainability and education. "The theme was Health, Education, Safety and Sustainability," Styles explained.

The program included welcoming remarks from RABOLR President Howard Rothschild and presentations by NYSDEC Pesticide Control Specialist Robert Jablonski; FDNY director of Code Development, James Hansen; NYC College of Technology Professor Robert Polchinski; NYSERDA's Rebecca Hughes, and UA School for Green Careers Assistant Principal Luke Janka filled the bill.

Janka not only provided an overview of the school, he used the occasion to unveil a new partnership with the school, the Local 94 Training Center and the RAB. Janka was accompanied by teacher Chris Sedita, who is developing the curriculum, and a trio of students. Those students Cyara Hernandez, Rayshawn Hollon and Albi Sula who are juniors at the school, may be among the first UASGC students to participate in this exciting new Career and Technical Education (CTE) program.

Mark-Viverito who was taken on a tour of the Training Center by Business Manager Brown was clearly impressed by the tour and her conversations with the students from the school. She was not alone.

"I was really impressed by the commitment Local 94 and its members have shown to the environment," said League of Conservation Voters President Marcia Bystryn. "It is very important for the environmental community to work in collaboration with labor."

Bystryn noted that even those who are active within the environmental and sustainability movement don't fully understand how that collaboration can work together, after her visit to the Training Center she realized that when it comes to Local 94, "they clearly understand."



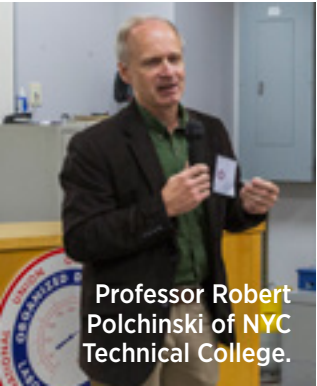
Howard Styles and Bobby Fontaine, co-directors of the Training Center.



UA School for Green Careers Assistant Principal Luke Janka talks about new partnership with Local 94.



City Council Speaker Melissa Mark-Viverito and Kuba Brown.



Professor Robert Polchinski of NYC Technical College.



RABOLR President Howard Rothschild.



NY League of Conservation Voters President Marcia Bystryn holding a conversation.



NYSERDA's Rebecca Hughes was among the featured speakers.



Boston Properties Executive Vice President Tom Hill and Kuba Brown.



Howard Rothschild talking with students and faculty from UA School for Green Careers.

PHOTOGRAPHS BY CHRISTOPHER CRUZ





Ray Macco

## Creating Green Efficiencies Beyond the Staten Island Greenbelt

When officials at Addwell/Adco Electric decided to build a new corporate headquarters they wanted it to be the finest and most efficient office building on Staten Island. So it was no surprise they choose a Local 94 engineer to run the building. Under the enlightened vision of Chief Engineer/Building Manager Michael Palladino the decisions continue to pay dividends.

Hired while the building was still under construction Palladino was able to develop an intimate knowledge of the building and how it should operate. The company could not be more pleased with the results.

“Back in 2003 we didn’t have solar panels, LED lighting and the technology we have today,” said project manager Ralph Occhipinti. “Working with Mike, we have more or less been on the frontier on energy savings.”

Because of that support from management Palladino has been able to cross that frontier to help create a state-of-art model of efficiency.

Certainly the most daring and notable of those contributions was the \$300,000 installation of solar panels to reduce costs of electricity. With the help of the New York State Energy Research and Development Authority (NYSERDA) grant and other incentives, the project was completed in early 2013.

In a demonstration of imagination, rather than put the panels on the roof, the more than 200 solar panels serve as carports in the parking lot. By storing the energy of the sun throughout the day, and the 50Kw panels have producing seven percent of the buildings electricity.

“I honestly believe if we did the entire parking lot we could save 50%,” Palladino said.

Even before those panels were installed, Palladino and management were working on energy efficiencies and cost-cutting measures. Many of those were also helped along by NYSERDA and other grants, rebates, tax breaks and other incentives. A \$19,000 New York State Energy Research and Development



Building Manager/Chief Engineer Mike Palladino amid the rooftop units at Addwell/ADCO Headquarters on Staten Island.

- A Quantum lighting control system
- ECO dimming ballasts in 38 light fixtures to reduce wattage
- 29 RenGen Energy Swam controllers on all AC Units to decrease electric demand
- Waterless urinals
- Lighting sensors and motorized solar shades that follow the sun throughout the day

Palladino’s commitment and with the support of management have led to the earning and maintaining Energy Star status since 2011.

A printer by trade, Palladino found himself out of a job when the company he worked for was sold in 1995. He found his way to Local 94, working as a helper at the World Financial Center. Under the direction of Nick Lanzillotto and Joe Careri, Palladino embraced his new opportunity. “These are really good, talented and smart guys. I loved working for them. They taught me so much.”

Palladino was so energized with his new opportunity he earned his license in 18-months. He also confessed that “with a mortgage and two kids I had to fast-track.” License in hand, he worked as an engineer on the midnight shift before taking position at 55 Broadway. Located at Exchange Place the 340,000 square-foot building closed its doors after regular business hours. “I worked Monday to Friday from 10 to 6,” said Palladino.

Working regular hours Palladino didn’t mind the commute to Lower Manhattan from his home on Staten Island. After September 11th attacks he jumped at the chance to work so close to home.

To this day he remains committed to ensuring 201 Edward Curry Avenue remains the finest and most efficient office building on Staten Island.

*“We have more or less been on the frontier of energy savings.”*

Authority (NYSERDA) rebate helped to replace the 83 1,000 watt metal halide bulbs with 400 watt induction lights, reducing consumption by two-thirds.

A Con Edison \$600 “Green Team” rebate helped offset the costs for the installation of occupancy and daylight harvesting sensors.

Among the other energy saving efficiencies are:



Kelly Drummond

## Balancing Energy Efficiencies with Guest Comfort at the Waldorf-Astoria

The engineering team at the iconic Waldorf-Astoria Hotel holds to a simple job description. “Make sure our guests are comfortable. Because if the guests aren’t happy they will go across the street,” explained Watch Engineer Hasan Mohsen.

Fulfilling that mission in a building that fills a city block, soars 625-feet into the sky, houses more than 1,400 rooms and suites, 60,000 square feet of ballrooms and meeting space; three restaurants, numerous bars and cafes, not to mention luxury spa, is not necessarily as simple as it sounds. Yet, on one of the coldest days of the year and with more than 1,500 guests in the hotel, there were five requests about rooms being too cold; and one about the room being too warm.

Each of those requests were captured, monitored and resolved by Mohsen, who is seated at a desk in front of the computerized monitoring system. “Think about that,” exclaimed Mohsen. “1,500 guests from all parts of the country and around the world, and we only have six requests.”

While the monitoring system does keep track of the problems, Mohsen was quick to add it is the dedication and teamwork of the crew that makes it work.

Three large chillers: two 760 ton Carrier units and a more recently installed 750 ton McQuay are available to run year-round to ensure guest comfort. Starting with the operation and maintenance of these units the engineering team which includes Local 94 members Alan Bradley, Lucien Farrell, Sam Zhao, Ken Liang, Carlos Garcia, Inocencio Trabazo, Sean King, Dewan Gwhai, Chris Singh, Andy Roman, Leron Darrell and Mohsen has raised the bar on efficiency and sustainability.

It is a commitment embraced by Waldorf management some 12 years ago, and which continues to this day. It began with the replacement of steam turbine chillers with



(L to R) First 1st row: Freddie Hernandez (Local 56), Watch Engineer Hasan Mohsen, 2d row: Engineer Lucien Farrell, Foreman Alan Bradley, Watch Engineer Sam Zhao, 3d row: Engineer Carlos Garcia and Engineer Ken Liang.

*“If the guests aren’t happy, they will go across the street.”*

the two Carriers. The McQuay was added four years ago.

According to the hotel’s Director of Property Operations, Maher Hanna, \$10 million has been invested the conservation efforts. Along with the new chillers, other additions and improvements include a new cooling tower, a major kitchen renovation,

along with the replacement of thermostats, faucets, showerheads and lighting, to provide greater efficiency.

“We believe you have to spend money to save money,” said Hanna. And, saved they have. Over the course of the past 12 years the hotel has:

- Reduced electric usage by 5-million Kw
- Saved more than 30-million gallons of water
- Reduced steam consumption by 30-million pounds

“And, that reduction in steam doesn’t include the upgrade from the steam chillers,” said Hanna.

“Honestly, the key to the success goes to Hasan and the team. They are ones who make it happen.”





**IUOE Local 94, 94A, 94B**  
**International Union of Operating Engineers**  
**331-337 West 44th Street**  
**New York, NY 10036**

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## Local 94 2016 Calendar

NO MEMBERSHIP MEETINGS  
ARE CONDUCTED IN JULY AND AUGUST

### SATURDAY, JULY 23

**Local 94 Scholarship Fund  
Family Picnic** (Note new date  
and venue; see story right)

The Local 94 Scholarship Fund  
Family Picnic will be held on  
Saturday, July 23, at the  
Fountain Springs Country  
Club, 234 Conklin town Road,  
Ringwood, New Jersey.

For tickets call Kelly Drummond  
at (212) 331-1800. For more  
information, please visit the  
Family Picnic homepage.

### FRIDAY, SEPTEMBER 9

**Local 94 9/11 Memorial Mass**

Local 94 will honor our fallen  
brothers and all who lost their  
lives during the September 11th  
attacks with a Memorial Mass  
10 a.m., St. Malachy's R.C.  
Church, 239 West 49th Street.

### WEDNESDAY, SEPTEMBER 14

**General Membership  
Meeting/Installation  
of Local 94 Officers**

8:30 am, 2 pm, 5 pm. Officers will  
be formally installed at the 5 pm  
meeting; Hotel Trades Council  
Auditorium Hotel Trades Council  
Auditorium, 305 W 44th Street.

### MONDAY, OCTOBER 3

**Fall Golf Outing**

Pelham/Split Rock Golf Course,  
Bronx, 7:15 AM Sign-In  
8:00 AM Shotgun start  
Contact: Thomas Hart,  
Kelly Drummond or call  
(212) 331-1800.

### WEDNESDAY, OCTOBER 12

**General Membership Meeting**

8:30 am, 2 pm, 5 pm. Hotel  
Trades Council Auditorium,  
305 West 44th Street.

### WEDNESDAY, NOVEMBER 9

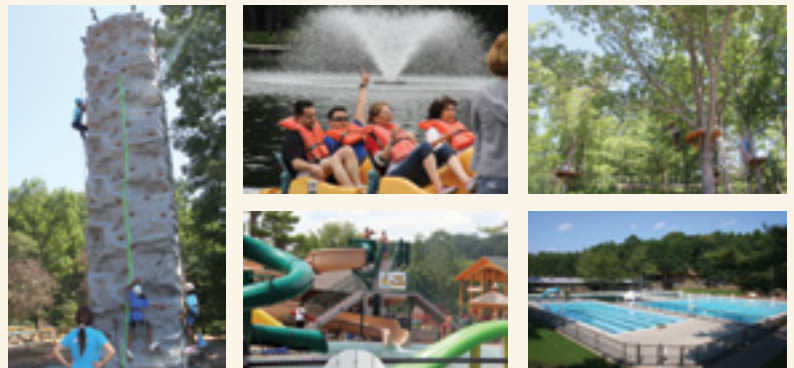
**General Membership Meeting**

8:30 am, 2 pm, 5 pm. Hotel  
Trades Council Auditorium,  
305 West 44th Street.

### WEDNESDAY, DECEMBER 14

**General Membership Meeting/  
Toy and Coat Drive**

8:30 am, 2 pm, 5 pm. Members  
are urged to bring a new toy and  
or new or "gently worn" coat to  
be distributed to local charities  
and community organizations;  
Hotel Trades Council Auditorium,  
305 West 44th Street.



### *New Venue Sure to Create Exciting New Family Picnic Memories Fountain Springs Country Club to Host July 23 Event*

Local 94's annual mid-summer  
celebration of family, the Summer Picnic  
is on the move — to New Jersey.

**THE 2016 FAMILY PICNIC WILL BE  
HELD SATURDAY, JULY 23 AT THE  
FOUNTAIN SPRINGS COUNTRY CLUB,  
IN RINGWOOD, N.J.**

Don't let the name fool you. Despite the  
County Club reference you won't need  
your golf clubs. The bucolic and family  
friendly 26-acre grounds are designed  
to provide enough exiting diversions it  
will be impossible to take advantage of  
all the fun-filled opportunities.

Sure, you'll find traditional activities  
like horseshoes, softball, basketball,  
beach volleyball, tennis, bocce and other  
games. Fountain Springs takes fun and  
games to a whole other level. With a  
five-pool swimming complex complete  
with spouting fountains and watersides;

• a nature center, go-karts, zip lines,  
climbing walls and bungee cords.

• Along with five pools water lovers can  
hop into paddle boats or grab a fishing  
pole at the lake.

• As always there will be plenty of food.

• A new venue also means there are some  
new guidelines:

• No personal food, coolers, alcohol or  
other beverages will be permitted

• No alcohol or smoking will be  
permitted in the pool area

• For tickets please contact Kelly  
Drummond at (212) 331-1800. You must  
purchase your tickets in advance. No  
tickets will be sold at the door.

**FOUNTAIN SPRINGS COUNTRY CLUB  
IS LOCATED AT 234 CONKLINTOWN  
ROAD, RINGWOOD, N.J.**

*Visit the Local 94 website at [www.local94.com](http://www.local94.com) for updates*