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*Official Publication of the Builders Exchange of the Southern Tier*

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# In this issue

Message from BEST Executive Director John Healy .....	<b>6</b>
2025 BEST Scholarships.....	<b>8</b>
If a Construction Dispute Arises, Should You Arbitrate or Litigate? .....	<b>14</b>
Strategies to Attract Younger Generations to the Construction Industry .....	<b>16</b>
Lane Helps Deliver a New Home for the Buffalo Bills .....	<b>20</b>
Building Binghamton and Beyond: The Legacy of William H. Lane Incorporated .....	<b>26</b>
Bachelor of Technology Construction Supervision Program sets Alfred State Students on the Path to Success .....	<b>28</b>
Business Keeps Growing in Allegany County.....	<b>30</b>
Corning Museum of Glass Provides a Unique Visiting and Learning Experience .....	<b>34</b>
Vibration Monitoring and Building Condition Surveys for Construction.....	<b>38</b>
Building for the Future: UHS Wilson Tower Rises in Johnson City, NY.....	<b>40</b>
How LeChase Construction is Looking Beyond the Rearview Mirror with Real-Time Safety Insights .....	<b>42</b>
CCIDA, CCPEG Report Successful Year of Development in Chautauqua County.....	<b>44</b>
Christa Construction: Building Excellence Across Communities.....	<b>46</b>
BEST Membership Listings .....	<b>47</b>
Index to Advertisers .....	<b>66</b>

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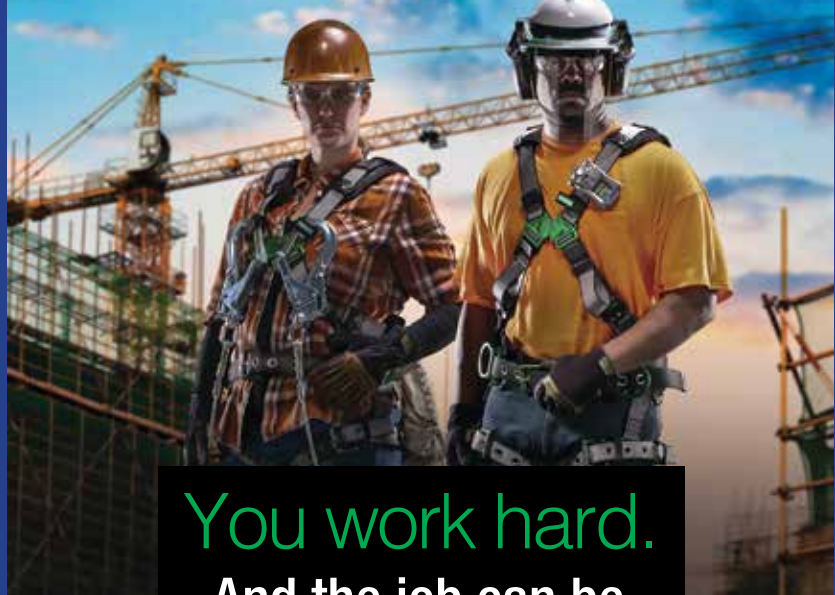
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## A Message from the BEST Executive Director

# JOHN HEALY



**T**he beginning of the year has brought change to the association. Brad Walters, Executive Director for the past 30 years, has transitioned to part-time status before retirement at the end of the year. Brad started as executive director in 1995, taking on two struggling organizations (Southern Tier Builders Association [STBA] and Associated Building Contractors of the Triple Cities [ABC]) and created the Builders Exchange of the Southern Tier. Over the course of the 30 years, Brad developed the association into a strong, respectable, profitable, and tremendously successful organization. Brad has, without a doubt, grown and forged this organization into what it is today. I have much respect for Brad and his many achievements. His leadership and mentorship have been greatly appreciated. Words cannot adequately express our gratitude for his service as executive director or recognize all that Brad has accomplished for the Builders Exchange, the construction industry, and the Southern Tier.

Longtime board member and past President Chan Whitford, of

L.C. Whitford, has recently retired from the association. Chan served on the board for over 50 years, including almost 20 years as the STBA President. Chan has been a great friend and loyal supporter of the association. His experience and insights will be missed. We wish him all the best and thank him for his years of service to the organization.

As we navigate these changes, our loyal and diverse membership continues to be our greatest strength with over 350 members. The Builders Exchange success is made possible by the strong support of our membership who construct the infrastructure and build the facilities that we rely on. Thank you for the work you perform in our community and across the Southern Tier.

The Builders Exchange continues to focus on improving and providing new benefits to our members. Our electronic Planroom posted or supplied project information on nearly 2,000 projects throughout the Southern Tier and are a considerable asset to our members. We continue to improve our Planroom features with a new and improved viewer and state-of-the-art elec-

tronic take-off software. Hundreds of our members received in-depth education and OSHA safety training. We are in the process of transitioning our multiple employer 401k plan to Ascensus, an awarding winning nationwide provider and administrator of retirement plans. Lovell Safety Group #469 continues to provide significant savings on workers' compensation premiums for participating members. We have and continue to advocate on behalf of the interests of the construction industry. We look forward to bringing further benefits to our members in 2025 and beyond.

The day-to-day work of the association is provided by our dedicated employees Jamie, Leanna, Kim, Betsy, Nicole, and Tracy. They do an incredible job for us, and I am incredibly thankful for their commitment.

Looking ahead to 2025, there are reasons to be confident for the construction industry in the Southern Tier. Federal and state infrastructure spending, K-12 funding, and apartment-housing projects will provide a strong public-sector segment with the private market driven by investments in manu-

**Our electronic Planroom posted or supplied project information on nearly 2,000 projects throughout the Southern Tier and are a considerable asset to our members.**



facturing and mega-projects (Bills Stadium and Micron). Many contractors already have extended backlogs of work and may choose what projects they pursue. While the outlook is optimistic, there's still overall uncertainty with the many changes and obstacles expected in 2025. We will need to adapt to changing market conditions and address challenges such as increasing labor costs, labor shortages, tariffs, material costs, and fluctuating interest rates. The labor shortage is impeding contractors' ability to grow and contributing to project delays. Improving economic conditions are likely to influence construction demand across various segments. Declining mortgage rates may also boost demand and residential construction activity. Government investments and increasing private-sector activity should continue to provide bright spots for the construction industry across the Southern Tier.

The need to find and train the next generation of the skilled workforce is still the most pressing issue facing the industry. This continues to be a critical concern to our membership and the industry nationally. Retirements have outpaced new craft personnel entering construction. In response to this issue, we continue to grow our workforce development program with the City of Jamestown, Jamestown Public Schools, and Jamestown Community College. The program is making significant progress as we enter our second year of classes with Jamestown Public Schools, and we

begin a new construction program with Jamestown Community College. We hope to maintain these programs with grant funding well into the future and develop a local pipeline of personnel entering the construction industry.

I am honored and deeply grateful for the opportunity to lead the Builders Exchange of the Southern

Tier. I would like to express my sincere appreciation to Brad Walters for his leadership and vision, and the board for their unwavering commitment. I also want to thank each of our members for your incredible support as we build and shape the construction industry of the Southern Tier of New York well into the future. ♦

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## Kyle Ingersoll

My name is Kyle Ingersoll, and I am a recipient of the Builders Exchange of the Southern Tier Annual Scholarship. I graduated from Cassadaga Valley Middle/High School in 2023. My father owned a small concrete contracting company, and I was lucky enough to work for him, starting at a young age. I gained valuable experience and grew a love for this line of work. I decided to further my education in this field at Alfred State College. I am in my third year of a four-year Construction Management degree and expect to graduate in the spring of 2026. My plans after graduation aren't set in stone; however, this summer I am working for S. St. George Enterprises, out of Fredonia, NY as a laborer and equipment operator.







## Jesse Ladue

My name is Jesse Ladue, and I received the Builders Exchange of the Southern Tier, Inc. Scholarship.

Thank you for selecting me for this award.

A few things to know about me are that I am enrolled in the SUNY Broome Civil Engineering Technologies program in hopes of working for the state one day and becoming an engineer through the DOT. Another thing about me is that I enjoy working with building programs such as CAD and SOLIDWORKS, and I am also learning REVIT. I appreciate the projects and designing aspects I am learning.

Lastly, I like working with and helping children grow and learn through substituting at the elementary school I went to. I spend the days I don't have school helping in classes and filling in for teachers when needed.

This award is important because it will help me pay for part of my college tuition for next semester. It is also important because I am recognized as a good student, which allows me to stay motivated and keep going even when times get tough.

Again, thank you for the recognition and for recognizing me for the Builders Exchange of the Southern Tier scholarship!



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## Kolton Gardner

My name is Kolton Gardner, and I received the Builders Exchange of the Southern Tier, Inc. Scholarship.

It truly means a lot to me that I was chosen for this award. As a full-time college student, school expenses can add up quickly. I will be transferring to Penn State in the fall, so this award will be put to excellent use, whether it is books or anything else I will need to get settled in and prepare for the next chapter of my life. Again, thank you for choosing me to receive this award, it is much appreciated.

The first think you should know about me is that I'm very interested in cars.

Since I was young I have been enthused by "cool" cars. Now that I have gotten older, it has stuck. I enjoy going to car shows and watching races, and I just recently got into doing car photography as a hobby.

Another thing you should know about me is that, like I mentioned earlier, I am going to Penn State in the fall. I will be attending the Harrisburg campus, and I couldn't be more excited. For the past five or six years I have dreamed of going to Penn State, and it is finally coming true.

The last think you should know about me is that I enjoy making the most of life. I always priortize my school work, but I do things I love when I can. Whether going to the skate park with friends, skiing (if we ever get enough snow during winter), or just driving around and enjoying the view, I take my chance to get out of the house and be active.

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## Connor Saxby

My name is Connor Saxby, and I received the Builders Exchange of the Southern Tier, Inc. Scholarship.

I am most grateful to the donors who graciously provide students with scholarships that help relieve the financial burdens of college. I cannot describe how thankful and honored I am to have been selected as a recipient. By helping me lift the economic burden of pursuing further education with this additional financial assistant, I have been propelled further toward my long-term goal of gaining my masters in Computer Engineering. I have truly become more invigorated to pursue my goals.

To say a little bit about myself, I am a first-year student currently enrolled in the Engineering Science program. I graduated from Windsor Central High School as a part of the class of 2022. I hold a part-time retail job and typically work up to 17 hours per week.

I love science and science fiction-related shows and series, I find them incredibly interesting. One of my favorite series, in particular, is Star Wars.

I thoroughly enjoy swimming and hiking as they can both be highly therapeutic and challenging. I was even involved in competitive swimming for six years as a team member throughout high school and middle school.

Again, I'd like to thank the donors for offering me this scholarship.



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## Ian Gibson

My name is Ian Gibson, and before I know it, I will have an associate's degree in construction technology from SUNY Delhi. I have been a carpenter for five years, mostly during the summer, and I plan on continuing to expand my experience after I graduate through work and potential certificate programs

(to be determined). My long-term goal is to start my own residential construction company and build custom homes. I find the craftsmanship that residential work requires very satisfying. I love seeing a project completed after being involved in everything from framing to finish. In my free time, I enjoy playing the guitar, snowboarding, cycling, and traveling. I'd like to thank my teachers for everything I have learned in my short time at SUNY Delhi. With my knowledge and experience, I have a daunting variety of career choices; I am excited to put my education to good use however that may be!

Thank you again for selecting me to receive this scholarship! I am proud of my academic accomplishments, and I appreciate your recognition. Your generosity will help me continue my education and increase my potential to make a positive impact in the construction industry.





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# If a Construction Dispute Arises, Should You Arbitrate or Litigate?



By Allen Major and Erin C. Borek, Phillips Lytle LLP

**D**isputes arising from construction projects can be highly technical, logistically complex and involve multiple parties with multiple claims. A construction arbitrator – who is typically a construction industry professional, such as a developer, engineer, or construction attorney – might be best suited to resolve such a claim. But there are some downsides to arbitrating a construction dispute which, depending on the specifics of the dispute, might make litigation the preferred forum for resolution.

Construction arbitration is a form of alternative dispute resolution in which an impartial third party, an arbitrator, makes a binding decision to resolve a dispute. While a party cannot be compelled to ar-

bitrate without a prior agreement, parties in a construction dispute often choose arbitration to resolve their disagreements. Unlike the comprehensive procedural rules governing court cases, arbitration affords the parties the flexibility to tailor many aspects of the process, including the choice of arbitrator, the location of the arbitration and the rules governing the proceedings. Arbitrations are confidential and, in most cases, tend to be more cost-effective than traditional litigation. In addition, parties, particularly those who do not have extensive experience with legal disputes, may find arbitration to be a less intimidating process than litigation.

The typical form construction agreements used by the construction industry afford the par-

ties to the agreement the option to choose arbitration or litigation as the dispute resolution process and often direct that arbitration must proceed with a third-party arbitration service like the American Arbitration Association or JAMS. These organizations provide specialized services to facilitate construction arbitration, offering arbitration rules specifically for the construction industry and arbitrators with experience in the industry.

Litigation, on the other hand, tends to be protracted and expensive. Construction disputes, in particular, which often are highly fact intensive and involve large amounts of data, can be more time-consuming and expensive than other commercial disputes. While the parties must compensate the arbitrator and pay fees



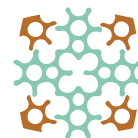
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associated with third-party arbitration services, arbitration usually results in lower out-of-pocket costs for the parties and proceeds to a final award much faster than litigation. Discovery in arbitration is typically limited, and an arbitrator is not obligated to follow the rules of evidence and procedure like a judge. Arbitration's expedited timeframe has the added benefit of reducing project delays and the associated financial losses.

However, depending on the circumstances, the formal discovery procedures afforded to parties to a litigation may be beneficial. More robust discovery options, including the right to depose witnesses and demand documents, will likely yield additional evidence, allowing for better-informed decision-making and potentially changing the outcome of the case.

One potential downside of arbitration is the finality of the arbitrator's award. Arbitration awards are final and binding, and parties can only challenge an arbitration award on very limited grounds dealing with fraud or transcription errors. In fact, in most jurisdictions, parties cannot challenge an arbitration award even if there are errors in law or fact. The ability to appeal a court decision offers parties a layer of security in that, presumably, a higher court will review and correct a trial court's legal errors. The associated legal cost for pursuing and defending an appeal, however, can be significant.

Another benefit of arbitration is that the proceedings are private and not open to the public, and arbitrators are typically required to maintain the confidentiality of proceedings. The confidential nature

of arbitration protects the parties' reputation and, potentially, trade secrets, sensitive business information and business relationships. Court proceedings, on the other hand, are usually open to the public and become part of the public record.

Alternatively, a party might prefer the public forum afforded to litigants. In a case involving the egregious conduct of a party, the aggrieved party might want to hold the wrongdoer publicly accountable.

In sum, arbitration and litigation each have their pros and cons. While arbitration offers speed, confidentiality and industry expertise, it also comes with a finality that may be intimidating to parties wishing to preserve appellate rights. Litigation, on the other hand, provides a formal and comprehensive legal process with the option to appeal, but can be time-consuming, expensive and open to the public.

Whether acting as a contractor, subcontractor, or owner, all parties should weigh the benefits and con-

sequences of arbitration and litigation before entering into a construction contract with a dispute resolution provision. If you need assistance evaluating whether arbitration or litigation is the preferable forum for a future or current dispute, or you require representation for a dispute, please reach out to an experienced Phillips Lytle attorney.

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# Strategies to Attract Younger Generations to the Construction Industry



By T. J. Klubek

**T**he construction industry has always been important to me. I've always had a love for construction, whether that was helping my dad build a new shed in the backyard at an early age or remodeling my current house with the help of friends who work in various positions across the industry. When I started working at The Bonadio Group, I immediately chose the construction industry as an industry focus for my professional services career and haven't looked back since.

The construction industry has long struggled with labor shortages, especially as many experienced workers retire and fewer young people are entering the field. Younger individuals who are on the fence about a long-term career may view the industry as physically demanding, dirty, and lacking long-term sustainability. However, as many of you know, construction offers stable, well-paying careers with plenty of room for growth and innovation. Attracting younger generations to the construction industry is key to ensuring the industry's continued success while meeting the growing demands of infrastructure development, housing, and sustainability. The industry is showing no signs of slowing down as evidenced by the contin-

uous development across the U.S.

Throughout this article, we'll explore several strategies to help the construction industry overcome its workforce challenges and build a new generation of skilled professionals.

## REBRANDING THE INDUSTRY

The first step in attracting younger talent is to change the narrative surrounding the construction industry. Historically, construction jobs have been associated with manual labor, physical strain, and lack of innovation. However, modern construction is increasingly defined by technology, sustainability, and innovative practices along with an extremely high standard for safety.

It's also important to emphasize the career potential in construction. With the right training and people, young professionals can enjoy lucrative, stable careers with plenty of room for advancement. The construction industry offers more than just physical labor; it provides a path to managerial roles, specialized professions like project management and design, and even entrepreneurship, which may be difficult to realize when you first enter the industry or are planning to apply for a construction-related job.

## EMPHASIZING TRAINING AND APPRENTICESHIPS

Many young people hesitate to enter the construction industry due to concerns about cost or the need for formal education. Apprenticeship programs are a perfect solution, as they offer the chance to learn on the job while earning a wage. These programs are a win-win, allowing young workers to develop valuable skills without accumulating as much student debt as other industries.

Partnerships between construction companies and educational institutions can help strengthen these apprenticeship programs. By collaborating with local high schools, technical colleges, and universities, the industry can better align its workforce needs with the skills students are learning. Offering pathways for students to earn certifications and industry-recognized credentials can also give them a competitive edge.

Furthermore, the construction industry should actively promote the value of continuing education, whether it's through advanced certifications, specialized training in emerging technologies, or career development programs. Ensuring that young workers understand the broad scope of career advancement opportunities will help make the industry more attractive.



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## OFFERING FLEXIBLE AND DIVERSE CAREER PATHS

One of the key appeals for younger generations is flexibility, and the construction industry has made significant strides in offering a wider variety of career paths. Beyond the more traditional roles like carpenters, electricians, and laborers, younger people should be aware of the diverse positions available in the construction field.

Also, technological advancements have led to a growing number of remote and flexible job opportunities in construction. For example, jobs that involve design, drafting, project planning, and consulting can often be done remotely, appealing to a younger workforce that values work-life balance. By promoting these opportunities, the industry can cater to a wider pool of talent.

The rise of flexible work schedules is also critical. Many young professionals are seeking careers that allow them to balance their personal lives with their professional responsibilities. Encouraging companies to offer more flexible hours, paid

time off, and mental health support will help create a work environment that appeals to younger workers. The rising costs for young families further increase a younger workers' desire for a flexible work schedule with enhanced work-life balance.

## INCREASING INDUSTRY AWARENESS AND ENGAGEMENT

It's not enough to simply offer great opportunities and potentially fall short on promises. The construction industry must actively engage with younger generations and raise awareness about the industry. This can be done through visits to schools, career fairs, and social media campaigns. The best practice is to start reaching out to potential construction workers at an early age instead of waiting until they are eligible to work as it gives the younger individual more time to analyze the industry and seek out the type of career they would like to have.




Social media is also a powerful tool to highlight the dynamic aspects of the industry. Behind-the-scenes videos of construction projects, interviews with young profes-

sionals, and highlights of innovative building techniques can help show the industry in a new light. Many companies across the country are beginning to create Facebook/Instagram pages to highlight their company and the work that they perform. Hiring an individual with a marketing background can be extremely beneficial to help attract young workers to learn more about your company.

## LOOKING AHEAD

Attracting younger generations to the construction industry is not just about filling job vacancies, it's about ensuring the industry remains innovative, sustainable, and adaptable to future challenges. With the right strategies in place, the construction sector can tap into the mindset of younger workers and help close the labor shortage gap.

By rebranding the industry, offering flexible career paths, embracing modern technologies, and fostering a supportive workplace culture, the construction industry can create a dynamic workforce for years to come. ♦



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# Lane Helps Deliver a New Home for the Buffalo Bills

**“Where else would you rather be than right here right now?”**

*– Former Buffalo Bills Coach and General Manager Marv Levy*

By Paul Adair

Initially known as Rich Stadium, Highmark Stadium has been the home of the Buffalo Bills of the National Football League (NFL) since 1973. Today, Highmark Stadium – also known as “the Ralph” after the Bills’ beloved founder Ralph Wilson – is an approximately 71,000-seat, open air venue that has not only seen some of the best football the NFL has to offer but has also played host to bands like The Rolling Stones and Metallica, as well as local autocross racing events in the stadium parking lot.

But after more than 50 years of delighting the local fans commonly referred to as the Bills Mafia, the old Highmark Stadium is starting to show its age.





Because of this, an announcement was made in March 2022 that a deal had been reached between New York State, Erie County, and the Bills ownership for a new 62,000-seat stadium in Orchard Park, across the street from the existing

stadium and adjacent to Erie Community College's south campus.

The new stadium – which will have the naming rights transferred over from the old stadium and continue to be known as Highmark Stadium – is being designed

by Populous, a global architectural and design studio specializing in sports facilities, arenas, and venues around the world. Populous has designed the new venue to be a destination landmark for Buffalo, with an exterior that featuring series of



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vertical fins, a perforated metal panel screen, and iron-spot brick, which together invoke the sense of strength and resilience that the city of Buffalo – and its football team – is known for.

The stadium will put a greater emphasis on the fan experience thanks to significantly improved 360-degree visibility into the bowl from each level, as well as seating that puts spectators closer to the action, larger concourses, and an overall more vibrant gameday atmosphere. At 171.5 feet, the stadium's cantilevered roof is also the largest of its type in the United States and covers 64 percent of the seating area, protecting die-hard fans from the elements. In addition, the playing field will – at long last – be natural grass, which

will be heated to counter the cold Buffalo winter.

What's more, the venue will utilize state-of-the-art technology befitting a modern sport venue, with a new sound system with 32 6,000-pound speaker arrays for an immersive audio experience and enhanced 5G ultra-wide band coverage.

### **A STRONG FOUNDATION**

Operating out of Binghamton, New York, William H. Lane Incorporated, generally known as Lane, is a full-service construction management, general construction, and design-build firm that is playing a significant role in the construction of the new Highmark Stadium. The company partnered with Baker Construction to complete the building's concrete foundations

and lower two levels of slabs.

Baker Construction, one of the largest concrete specialty contractors in the country, contacted Lane to partner based on Lane's previous successes in delivering large, comparable projects such as the recently completed Resorts World Catskills casino in Monticello, New York, in which Lane placed 40,000 cubic yards of concrete on an aggressive schedule. Lane's experience with Project Labor Agreements (PLAs), strong presence in the Northeast, and an ability to provide the necessary skilled labor required to execute a project of this magnitude made Lane the clear choice for Baker.

"Being a lifelong Bills fan, I was both excited and apprehensive when we started this journey," says

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Conan Cerretani, Lane's Director of Development. "The three-month process of estimating and contract negotiations working side by side with Baker was very rewarding and created a relationship that I'm confident will last many years."

### A CHALLENGING PROJECT

Although Lane has an established history of executing large-scale projects throughout the Northeast region, this particular endeavor ranks among the company's most substantial to date. The multi-million-dollar contract required the placement of approximately 20,000 cubic yards of concrete, all within a demanding seven-month schedule.

"We had to form and place an average of 135 yards of concrete a day. It was a massive undertaking with significant risk, but the Buffalo weather, known for its lake-effect snow and wind conditions, cooperated, and we were able to complete the work three weeks ahead of schedule," says Lane CEO Mark Lane.

Another challenge facing the project was related to skilled labor availability and ensuring that there were enough tradespeople available for the job, especially considering the significant regional competition for construction workers. Lane required an average of 85 craftspeople on site.

"We were very proactive in meeting with all trade unions during the bidding process to ensure labor availability," Lane says. "By working closely with them, we were able to meet manpower needs throughout the project. Everyone involved was excited to be part of such a prestigious undertaking. The new stadium brings a tremendous sense

"It has been deeply rewarding to contribute, even in a small way, to the legacy of the Buffalo Bills. I look forward to attending future games and events with family, friends, and associates, taking pride in a job well done and further strengthening the legacy of the Lane organization."

— Mark Lane, William H. Lane Incorporated

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of pride to the community that will endure for generations.”

Lane also needed to plan accordingly when it came to logistics, as the project required a “nothing hits the ground” policy, which meant that contractors could not stockpile more than three to five

days of inventory at any given time due to the pace of the project. These challenges were further compounded by persistent supply chain disruptions in the aftermath of the COVID-19 pandemic.

“When it came to the 45-foot wind wall we erected to protect the

tradespeople, equipment, and stadium, I must have bought every six-inch T-hinge and every four-inch C-clamp across the northeast US,” says Lane’s Project Executive Christopher Gehm. “We used to be able to acquire these items in a couple of days, but in today’s environment, you have to plan out weeks in advance to have materials when you need them.”

### SAFETY FIRST AND FOREMOST

As it does with every project, Lane made safety its top priority at the new stadium. As such, the company implemented the highest of standards and the most stringent safety procedures with all employees and trade partners on site. The stadium project also took safety to the next level by employing a physician’s assistant on site for any incident.



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"The onboarding process is very stringent, with a mandatory substance abuse test and a four-hour safety orientation session," says Gehm. "In addition, every person who goes onto the site has to pass through a turnstile or – if they are in a vehicle – through a guard shack. This level of controlled access lets us know who's on site at all times, which was important given the logistics of completing this project safely and on time."

### OPENING DOORS

The project is expected to be finished in spring 2026. When complete, Lane is excited to see the faces of fans lining up to watch the Buffalo Bills play in the 2026/27 season and – hopefully – earn their place at the top of the NFL with a Super Bowl win.

"It has been deeply rewarding to contribute, even in a small way, to the legacy of the Buffalo Bills," says Lane. "I look forward to attending future games and events with family, friends, and associates, taking pride in a job well done and further strengthening the legacy of the Lane organization."

The successful execution of concrete work under such an aggressive schedule has positioned Lane favorably for future opportunities, not only on the stadium project, but other high-profile projects. The response to Lane's work has been overwhelmingly positive – to the extent that the company has been awarded an additional contract by Gilbane-Turner to complete the drywall and ceilings for the upper levels, including the luxury boxes at

the stadium. In addition, Baker has invited the company to collaborate on future large-scale projects in the Northeast region.

"As a company, we tend to keep a low profile, so when people hear that we performed the concrete foundation work at the new High-

mark Stadium, they're genuinely impressed," says Lane. "I believe this project is going to propel us to the next level. The opportunities that have already emerged from it have been tremendous, and I'm excited to see what the future holds for Lane." ♦



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# Building Binghamton and Beyond: The Legacy of William H. Lane Incorporated

**F**or nearly six decades, William H. Lane Incorporated, generally known as Lane, has been a cornerstone of the construction industry in the Northeast. Headquartered in Binghamton, New York, the firm has earned a reputation over the years for consistently completing high-quality projects with transparency and dependability.

Founded in 1967 by William "Bill" Lane, the firm made its mark just a year later with the multi-million-dollar construction of the 241-room Treadway Inn, now known as the Holiday Inn Arena. That project set the tone for a legacy of high-impact, large-scale construction throughout the region.

Today, Lane is a full-service firm offering construction management, general contracting, and design-build services across a wide range of sectors, including education, healthcare, hospitality, housing, municipal, and industrial projects.

"Lane primarily self-performs carpentry, drywall, and concrete work," says Lane CEO Mark Lane. "Our ability to self-perform allows us to set the pace and deliver better results for the client."

The company has completed projects as diverse as 5 million square feet of Walmart distribution centers, the \$140-million replacement high school for the Upper Merion Area School District and was the design-builder for the

renovations of the National Baseball Hall of Fame theater in Cooperstown, NY, partnering with Populous, the architect who is now the designer for the new Highmark Stadium. Lane was also honored with the 2007 GBC Build New York Award for its post-flood reconstruction of Binghamton's Lourdes Hospital.

More recently, Lane was awarded subcontracts for the concrete foundations and drywall packages to construct the new Highmark Stadium for the Buffalo Bills, marking one of the most significant projects in its history.

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200 skilled tradespeople working on current projects.

"The feedback I receive filling my father's shoes at the company – or at least in my attempts to continue his legacy – is that we are considered one of the most trustworthy contractors in the business," says Lane. "At Lane, we strive to be transparent, keeping our clients fully informed throughout the project. We often operate on an open-book basis, further developing relationships and trust with our clients."

#### **PROJECTS AND RELATIONSHIPS THAT LAST**

Lane takes great pride in its ability to understand the unique needs of each client, and the company measures its success by the extensive list of repeat customers who continue to engage its services.

Our commitment extends to building lasting relationships. In a strategic move in 2023, Lane acquired local contractor, F. E. Jones Construction. The acquisition has significantly contributed to the company's capacity and growth over the past two years. "Jones was a well-respected company that we competed with for nearly four decades. Their values and work ethic aligned with ours."

Looking ahead, Lane plans to continue targeting major projects while preserving strong connections with its local and private clientele.

"Lane will continue to pursue large and high-profile projects," Lane says. "We'll also continue working with the clients who have contributed to our continued success." ♦

**"The feedback I receive filling my father's shoes at the company – or at least in my attempts to continue his legacy – is that we are considered to be one of the most trustworthy contractors in the business."**

*– Mark Lane, William H. Lane Incorporated*



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# Bachelor of Technology Construction Supervision Program sets Alfred State Students on the Path to Success

**A**lfred State College's Bachelor of Technology (BTech) Construction Supervision is all grown up. Our program has matured by creating educational building blocks in the form of micro-credentials, ensuring that apprenticeship programs have educational value and seeing our graduates have amazing careers.

The BTech Construction Supervision was the brain-child of retired professor emeritus Jeff Marshall. He saw the gap in the industry from skilled trades to management and thought there was a way to fill it. Alfred State has a long tradition of 2+2 degrees since the inception of our bachelor degrees in the 1990s. From there, the degree started as a way for our Associate in Occupational Science degrees in the construction trades to earn a bachelor's degree. Our construction trade degrees consist of building trades (an education in all trades required to build a residential home), heavy equipment operation, masonry, welding, HVAC, and electrical construction. Students from any of these construction trade degrees can add valuable construction safety, estimating, scheduling, and project administration skills to their résumé through this program. Demand for our graduates has been high for decades, and we knew a good-paying job in the trades would be difficult for our hard-working students to turn down, so the program has been available fully online since its inception.

The BTech Construction Supervision has a 12-week internship for credit embedded in it. This is a great way to try a new role for both employer and employee with a pre-determined end point. For those interested in trying to hire these interns, our career services office is a great place to start. We offer online posting through our joblink software, which is free to employers, alumni, and current students. This is in addition to our

traditional career fairs on both the Alfred and Wells-ville campuses that are well attended by every part of the construction industry. Alfred State boasts a 98 percent placement rate year over year for our graduates. Pioneers are consistently hired by great companies, or graduates may choose to start their own businesses as an entrepreneur. For more information <https://www.alfredstate.edu/career-development>

The degree continues to be very flexible, with four business electives in addition to the required accounting, business law, principles of management, and economics. Students can choose to minor in business or logistics, supply chain management with ease. For those seeking to own their own business, this allows them to take courses in small business planning and management as well as traditional and social media marketing. For those already established in their careers but who just want more formal education, additional business courses can be taken in lieu of the internship.

Our program broke ground again when we became one of the first on campus to offer micro-credentials. A micro-credential is a short-term qualification demonstrating a specific skill. We currently offer micro-credentials in Fundamentals of Construction Supervision, Construction Scheduling, and Construction Estimating. Like all our online courses, they are asynchronous, meaning the information and tasks are posted and the student can choose what time of day or night works for them to process the information. They're a great way for someone that wants to move from the field to management to get an introduction to software like Microsoft Excel, database estimating software (we currently teach ProEst), and Microsoft Project for critical path method scheduling. Online courses offer a safe space to enhance digital skills without work pressure. For more information <https://www.alfredstate.edu/microcredentials>.





**Brandon Davis, 1st Project Manager,  
Schuler-Haas Electric Corp.**

Brandon earned an associate degree in Electrical Construction before his bachelor's degree in Construction Supervision. He currently works for Schuler-Haas as a project manager. Learn more about Brandon's Alfred State career at <https://www.alfredstate.edu/sites/default/files/Alumni%20Magazine/spring2020/ALUMNI%20Brandon/index.html>.



**Kelsey Kellam, Project Engineer,  
LeChase Construction, Corning, NY:**

Kelsey earned an associate degree in Heavy Equipment Operations before moving into the Construction Supervision program to earn her bachelor's degree. She currently works as a project engineer for LeChase Construction in their Corning, NY office. Check out her recent pioneer profile <https://www.alfredstate.edu/news/2025-01-14/pioneer-profiles-kelsey-kellam>.

Our bachelor of technology degree is proud to recognize the skilled trades with our transfer credit agreement. Currently, Alfred State accepts completion of a recognized construction union apprenticeship program as 60 technical credits. This allows a journey person to enter the program as a junior. State University of New York requires 30 credits of general education – things like math, science, and English reading, writing, and speaking for a bachelor's degree. Some of these requirements are embedded in our program and some must be completed in addition to the core of construc-

tion management and business courses.

The flexibility offered by the online option for the Construction Supervision degree now boasts more than 50 percent of its students as fully online. Many are working adults in various parts of the construction industry, adding skills to their resumes. We are also proud to have been the choice of many military veterans as they transition from service to industry.

As our degree has grown up, we have seen graduates from various backgrounds use the degree to springboard to amazing careers. ♦




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# Business Keeps Growing in Allegany County

**T**he Allegany County Industrial Development Agency (ACIDA) promotes the retention, growth, and expansion of business and industry, thereby enriching the overall quality of life throughout our county. This is accomplished by incentivizing the construction or rehabilitation of facilities and equipment to expand job opportunities within the area.

The five-member volunteer board, appointed by the Allegany County Legislature, includes Judith Hopkins, Randy Shayler, Douglas Frank, Rich Ewell, and John Ricci. Last year was another great year, with new projects starting and many projects continuing.

Over the last few years, clean energy projects have continued to expand and now include 21 community solar ground-mount panel projects (five-megawatt and smaller) approved, 14 of which have completed construction, four of which started construction in 2024, and two more approved in 2024.

Another two are already under review in 2025. The

overall output for the 21 projects will be in the 90-megawatt range, which is important to the overall NYS goal of clean energy production. These 90 megawatts will produce in the range of \$225,000 annually on pilots for towns, school districts, and county on equipment and another approximately \$200,000 annually in host agreements to the towns, when completed on previously vacant lands. These projects also benefit landowners with leases in the 20- to 35-year range and complete payment of property taxes on the land. Numerous farming operations have received an essential economic lifeline through these projects, and residents who subscribe to these projects are reducing electric bills by five to 10 percent.

The Alle Catt wind turbine project was revised and approved again for financial assistance in 2024 after initial approval in 2020 and additional hearings in 2024. The project is valued at \$414 million in the Allegany County Towns of Rushford and Centerville, with 28 turbines providing 126 megawatts.



## Support for small and new businesses was accomplished through another Allegany County micro-enterprise with New York State Community Development Block Grant (CDBG) \$300,000 grant in 2024.

The benefit to the county, towns, and school districts through PILOTS on the installed equipment is \$630,000 per year for 20 years, and the two towns share another \$630,000 per year for host agreements for 20 years with land property taxes remaining in effect. Full construction began in April 2025, with approximately 400 construction workers on the project for over a year; most of the labor is local hire at prevailing wages. This is one of the largest investments in the county in years that again assists the NYS in developing clean energy production.

Support for small and new businesses was accomplished through another Allegany County micro-enterprise with New York State Community Development Block Grant (CDBG) \$300,000 grant in 2024. This grant was submitted and managed by the ACIDA with ad-

ministrative assistance from the Harrison Studio. To be eligible, companies had to attend business training through ACCORD or Incubator Works. This grant supported nine companies in 2024 that included The Rogue Carrot, Cryder Creek Gardens, Big Foot Tree Care, Rife Moto Works, Triple Brew, Belmont Wine and Spirits, Graves Construction, Solutions Hub, and Canaseraga Soup and Coffee.

With an extension approved for another \$300,000, we will be able to assist another 10 companies in 2025. The ACIDA and Harrison Studio also managed the \$1M CARE grant from New York State and through CDBG funds that assisted 20 companies that could prove COVID impact. This was completed in 2024. Companies that received grants were Behen Farms, Snow Hill,

## ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY



The Allegany County Industrial Development Agency serves to make Allegany County the place of choice for locating, residing and working.

*The goals of the Allegany County IDA for economic development are to:*

- *Manage growth and development*
- *Conserve rural and scenic areas*
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**Contact: Craig Clark, PE PhD, Executive Director**  
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ACIDA is also on the committee that started and manages the business plan competition for Houghton University, Alfred State College, and Alfred University. The competition, now in its fifth year, aims to engage students in starting businesses in the county. It was hosted on April 12 at Alfred State College.

ACIDA participated in developing the Allegany County Economic Development Strategic Plan and is a key contributor to its implementation. This support has included funding for the submittal and approval of the articles of incorporation for the new Advancing Allegany County: Economic Development Organization (EDO) in 2024. This new not-for-profit will work with the County Economic Development Department and ACIDA to implement the strategic plan.

The Allegany County Local Development Corporation (LDC) was also formed in 2024. This is another tool for ACIDA, which will implement a new revolving loan fund in 2025. The goals and process will be announced in the next few months.

Allegany County is in a unique position to be home to three strong academic institutions. Support of their educational mission continues to be a priority for the ACIDA. The Capital Resource Corporation, another organization of ACIDA, worked with Alfred University to offer \$25 million of tax-free bonds in 2024 to support the construction of a new \$35 million athletic facility that began construction in 2024 and will be ready for the 2026 academic year.

A new US EPA \$500,000 Brownfield Assessment Cooperative Community-Wide Assessment Grant was announced by Senator Schumer in 2024. ACIDA will hire a consultant in 2025 to handle the funding for ACIDA to inventory, characterize, assess, and conduct cleanup

planning and community involvement-related activities for brownfield sites throughout Allegany County. This will include conducting a limited number of Phase I and II reports. The goal is to work with developers to work on developing these identified Brownfields along with additional studies and cleanup where appropriate.

Development of the Gateway of Allegany County, located on land behind the current Quicklee Travel Center at the crossroads of State Route 19 and Interstate 86, continues to be a main goal of the ACIDA and Allegany County. The ACIDA owns 18 acres behind the Travel Center, which was supported by the ACIDA and opened in 2022. The goal is to develop a hotel, two restaurants, and a planned Cultural Arts Center to showcase Art and Agricultural products developed in the county and the region.

The ACIDA completed the necessary reengineering studies on the 18 acres in 2022 for development. The County started work on Road 51 in 2024 to access the 18 acres owned by ACIDA. The County also contracted with an engineering firm in 2024 to design the required waterline improvements that will provide fire protection for the hotel and will connect to the Allegany Crossroads Utility Corporation waterline from Friendship placed in 2022 by the ACIDA.

The County also started engineering in 2024 for a package sewer plant that will serve development at the Gateway to Allegany County. ACIDA continues to work with a hotel developer on the construction of a hotel at the Gateway in the near future.

Overall, ACIDA approved five projects for financial assistance in 2024 including two new community solar projects, a large-scale wind turbine project, and two additional projects. One is the Indus projects that include the complete renovation of the Microtel in Wellsville and a new Taco Bell that was constructed in 2024. Another project that was fully started in 2024 was a revision to the PILOT for Swain Recreation Center. These five ACIDA projects and the CRC Alfred University Project are approaching \$475 million in investment in the county, more than 400 new construction jobs, retaining over 100 FTE jobs, and more than 30 new jobs. ❖





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# Corning Museum of Glass Provides a Unique Visiting and Learning Experience

By Brady Spaulding

**A**cross the parking lot from the main building of the Corning Museum of Glass, a glass-maker's haven stands proud. The Studio has spent the last 29 years serving as a catalyst for creativity, advancing the field of contemporary glass art. Not long ago, it was a third of the size – a gathering place for creative minds but limited by its lack of space. Two years later, it's a home for artists, students, beginners and visitors from across the globe. It's a glassmaking facility unmatched in North America.

The building itself, marked by its checkered glass block exterior walls, was first constructed in 1958 to house the Eugene C. Sullivan Research Laboratories for Corning Glass Works (later Corning Incorporated). Behind those walls, scientists and engineers experimented with glass innovations, laying the groundwork for our modern world of touch screens and long-distance communication via optical fiber. The scientists relocated in

1964, and the lab became a product testing site for the company's consumer products, ensuring the quality of Pyrex and other glass products before sending them off to American homes. It served this essential role until 1996; Corning Incorporated was stepping away from consumer product production, and the testing lab was suddenly devoid of purpose.

It was around this time that the Corning Museum of Glass was investigating an idea. By establishing a full-scale glassmaking facility in the heart of the museum's campus, they could create an art museum like never before; in addition to preserving the glass of the past, they could help support the future of the medium. The testing lab was the perfect location; all 12,000 square feet were dedicated to making the dream of The Studio a reality. Over the next three decades, The Studio was founded, programming was established to support local glassmakers, and that programming grew far beyond expecta-

tion, eventually prompting an expansion that doubled its square footage. Still, demand exceeded supply. A more comprehensive expansion was proposed – StudioNEXT, as the project was titled, would increase the facility's footprint from 24,000 to 60,000 square feet. It was the museum's largest initiative since the opening of its Contemporary Art + Design Wing nearly a decade earlier, and if StudioNEXT was successfully completed, The Studio was projected to bring \$12 million per year to the Southern Tier economy. It had to be done, but a project like this wouldn't be cheap.

It was determined that \$55 million would be required to fund the job. A capital campaign began, quickly receiving fervent support from the glass and local communities. Once 80 percent of the necessary funds were secured, the team trusted that the rest of the money would come. In October of 2022, they broke ground, and construction officially began. Jeff Evenson, chief strategy officer for Corning





Incorporated and the museum's chairman of the board, was optimistic.

"We're thrilled to be able to extend access to more people, as they come to appreciate this remarkable material," Evenson said as work began. "But what excites me most are the possibilities that this expansion unlocks by providing the environment, the access to knowledge and resources, and the opportunities for creative collisions between artists, designers, scientists, and engineers."

Since its inception, The Studio had offered glassmaking instruction across a wide spectrum of skill levels. It hosted residencies for artists, provided rentals of glassmaking spaces and equipment, and introduced newcomers to glassmaking via Make Your Own Glass experiences. But after the expansion opportunities would be created that had never been available in the United States before. Nowhere was this more evident than in blueprints for the 5,000-square-foot Casting Center, capable of accommodating larger glass castings than any other facility in North American history. It would be a one-stop-shop for the entire glass casting process, complete with a dozen large-scale specialized kilns, extensive space for the creation

of casting molds, state-of-the-art cold working facilities to shape and polish large glass forms, and a 500-pound, gravity-fed casting furnace. In addition to casting, other fields and techniques of glass art creation would be receiving major upgrades; a new technology center would sport next-generation equipment, including CNC machines, 3D printers, neon-making facilities, a mold shop, a metal shop, and a wood shop. Refreshed glassblowing spaces would tie everything together. The team of glassmakers and professionals at The Studio knew that increased

ease of access to facilities like these would create opportunities for established and emerging artists to experiment with new techniques and push the field of glass art to new heights.

To ensure that they could accommodate the demand for access to the new spaces, the team also invested in the construction of a new, year-round Residency Center. Individual artist's spaces would be built to encircle a central, skylit gathering hub where artists could meet, see one another's projects, and gain inspiration for their next creation. The Residency Center





would increase the number of artists that The Studio could accommodate annually – and with that many world-class artists concentrated in a single location, the team saw an opportunity.

Connected to the central gathering space of the Residency Center, a classroom would be built for the Glassmaking Institute, a brand-new, two-year certificate program. Offering intensive practical training in glassmaking and professional development opportunities – while also putting students in direct proximity to practicing professional artists – the Glassmaking Institute was set to be a wholly unique and streamlined path to glassmaking mastery for the next generation of glass artists. It would include train-

ing across techniques, building essential skills in hot glass, frameworking, kiln forming, and cold working processes, plus study of the history and contemporary practice of glass. The Institute's proximity to the rest of the museum meant that students would have access to an unparalleled collection of 50,000 glass objects and the Rakow Research Library, the foremost library dedicated to glass.

"Nothing else like this program exists," said Richard Whiteley, senior programs manager at The Studio, who would oversee the Institute. "The Corning Museum of Glass provides a unique campus for learning, state-of-the-art equipment that supports critical hands-on learning in many different tech-

niques, and an unparalleled teaching staff comprised of glassmakers with decades of experience."

Still, the majority of visitors to the Museum's campus weren't glassblowers or artists; they were visitors and locals looking for a fun way to spend the day. The team knew that the expansion would have to provide something for them, and there was no better way to do it than a full overhaul of the Make Your Own Glass experience. A favorite for guests of all ages, the Make Your Own Glass program offered a way for absolutely anyone to step into the world of glass art creation, no experience required. Demand had long exceeded supply, but after the expansion, Make Your Own Glass would have an entirely new facility



capable of supporting nearly twice as many visitors per year. New engraving and in-depth glassblowing experiences would also provide participants with more hands-on experiences and greater access to the world of glass than ever before.

CJS Architects were brought on board to design the new spaces. Known for their contributions to architectural marvels like the Strong Museum of Play, bringing CJS on-board ensured that the final product would feel sleek, modern, and conducive to creative thought. To ensure absolute quality, the LeChase Construction team was hired to organize the construction and build the structure itself. With an impressive portfolio spanning 80 years and countless projects across New York State (many of them multi-million-dollar endeavors), LeChase was sure to be a value add. Equipped with the expert support of CJS and LeChase, over the next two years, every one of The Studio's plans went from concept to design, and from design to reality. Through individual, corporate, and foundation contributions, grants from the New York State Council for the Arts and Empire State Development, and support from Corning Incorporated, the funding goal had been reached, and construction was completed. Glass art was installed throughout the spaces, filling the building with color and light. In October of 2024, the new and improved Studio was officially opened, the occasion marked by a molten glass ribbon-cutting ceremony.

"As the founding director of The Studio nearly three decades ago,"



remarked Amy Schwartz, director of The Studio, "it is immensely gratifying to see our vision for a vibrant artistic and educational community expand beyond our wildest initial dreams. StudioNEXT is a testament to the power of glass as a medium for contemporary art making and the appeal it holds for established,

emerging, and potential glass-makers eager to find an environment that supports their practice."

The Studio of the Corning Museum of Glass is open now for visitors to stop in, see the expanded spaces, and participate in the ever-exciting world of glass art. ♦

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# Vibration Monitoring and Building Condition Surveys for Construction



By Steven N. Moore, PE Senior Engineer,  
Atlantic Testing Laboratories

**C**onstruction activities can produce vibrations that are often felt hundreds of feet away from the site. The source of the vibrations could be from pile installation for foundations, demolition activities, vibratory soil or asphalt compaction, or other construction activities. Our senses of touch, sight, and hearing can all be used simultaneously to feel, see, and hear the activities, making most humans excellent vibration receptors. Due to our sensitivities to vibrations, people often get nervous about the effects of the vibrations on their house or other nearby structures.

Construction vibrations and associated ground vibrations are typically described and evaluated by particle motion within the soil or structure. The motion of particles can be described in terms of velocity (how fast the particle is moving), acceleration (how fast the particle is changing speed), and displacement (how far the particle moves). To better visualize particle motion, think of how a “wave” moves through a crowd of people within a stadium. A person in the stadium

stands up and sits down, then the person next to them stands up and sits down, then the next person, and the “wave” continues to propagate throughout the stadium. In this scenario, the particle motion is that of the individual within the stadium.

When monitoring construction vibrations, particle velocity, measured in inches per second (ips) is most commonly used to evaluate vibration intensity. Specialized seismographs record particle velocities in three planes: transverse (side to side), longitudinal (back and forth), and vertical (up and down). During recording opera-

tions, the data is collected, and the peak particle velocity (PPV) is determined for each recording event (as displayed in Figure 1 below).

## TYPICAL SEISMIC RECORDING DURING PILE INSTALLATION

Project specifications often have requirements to monitor construction vibrations during certain construction activities, to prevent damage to adjacent or nearby structures such as houses, or utilities conveying gas, water, or sewage. Historic structures are often identified as these can be more susceptible to damage from vibra-

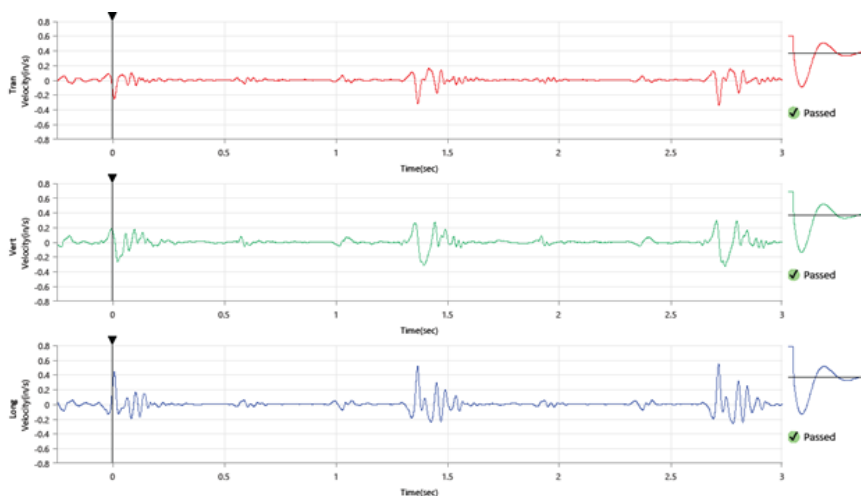


Figure 1 – Typical seismic recording during pile installation.



tions. The seismographs are typically installed at or near a structure to evaluate the ground vibrations at the location. Alternatively, perimeter seismographs can be installed to evaluate the vibrations leaving the project site.

There are numerous standards and recommended threshold values for vibrations. The threshold will depend on the source of the vibrations, the vibration receptor (person, building, utility, etc.), and the distance between the two.

Project specifications that include New York State Department of Transportation (NYSDOT) 634.99010017 reference vibration thresholds and require notifications when vibration levels reach a percentage of the threshold value. NYSDOT specification 634.99010017 also requires a Building Condition Survey prior to starting any construction activities causing vibration. The Building Condition Survey, often performed by a licensed professional engineer, provides documentation of the existing conditions of the surveyed structure for project record purposes. At the completion of the project, the Building Condition Survey is often repeated, and compares pre-

*Vibration monitoring performed at a gas line during the installation of transmission structures.*

construction conditions with post-construction conditions.

ATL, a WBE certified company, has specialized seismographs and qualified personnel to perform vibration monitoring, as well as licensed professional engineers experienced in performing building condition surveys.

For more information, contact Steve Moore, PE at 518-383-9144, [info@atlantictesting.com](mailto:info@atlantictesting.com), or visit [AtlanticTesting.com](http://AtlanticTesting.com).

### **ASSOCIATED SERVICES CONSTRUCTION MATERIALS ENGINEERING AND TESTING**

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# Building for the Future: UHS Wilson Tower Rises in Johnson City, NY



By Stacey Duncan, Executive Director, The Agency Broome County IDA/LDC

In Johnson City, New York, the skyline has a bold new addition: the recently completed UHS Wilson Tower, a state-of-the-art healthcare facility that is redefining both the region's medical landscape and its construction standards.

The \$160 million project, developed by United Health Services (UHS), marks one of the most significant healthcare infrastructure investments in New York's Southern Tier in decades. Designed to deliver world-class care while embracing modern construction techniques and sustainability goals, Wilson Tower represents a model for healthcare facility development in smaller urban markets.

This project could not have occurred without local support. The Broome County Local Development Corporation (BCLDC) issued tax exempt bonds to support the financing of this project and worked closely with UHS to ensure the project development stayed on time as they navigated the COVID pandemic.

## A TRANSFORMATIONAL VISION

From the outset, the Wilson Tower project had an ambitious vision: to expand UHS Wilson Medical Cen-

ter's capabilities and better serve a growing, aging, and diversifying patient population. The tower adds over 183,000 square feet of new space to the hospital campus, featuring:

- A new emergency department triple the size of the former ER
- Private patient rooms designed for comfort, infection control, and efficiency
- Advanced surgical suites and interventional procedure rooms
- Dedicated floors for heart and vascular care, neurosciences, and orthopedics

In addition to these clinical advancements, the project integrated community spaces, enhanced wayfinding, and flexible infrastructure to adapt to future healthcare innovations.

## CONSTRUCTION UNDER COMPLEX CONDITIONS

Construction began in 2020, amid the unprecedented challenges of the COVID-19 pandemic. Managing workforce safety, material supply disruptions, and changing healthcare needs in real-time required intense coordination between UHS, project managers, architects, and contractors.

LeChase Construction Services,

LLC, served as construction manager, partnering with EwingCole, a national architecture, engineering, and design firm specializing in healthcare facilities.

Key construction highlights included:

- **Structural Innovation:** The tower uses a hybrid steel and concrete frame, optimizing speed of erection while maintaining the structural integrity necessary for complex medical equipment and systems.
- **Prefabrication:** To accelerate delivery and ensure quality control, significant portions of mechanical, electrical, and plumbing systems were prefabricated off-site.
- **Resiliency:** The building was designed to exceed FEMA standards for hospital construction, including flood mitigation strategies, backup power systems, and adaptable spaces for surge capacity.
- **Sustainability:** Although not pursuing LEED certification, the project followed green building principles, utilizing high-efficiency HVAC systems, low-emissivity glass, and robust building envelope insulation to reduce energy consumption.



## **A PROJECT ANCHORING REGIONAL REVITALIZATION**

The Wilson Tower isn't just a hospital expansion – it's a catalyst for broader community development. Johnson City, once a manufacturing hub and part of the historic "Triple Cities" region, is undergoing a renaissance fueled by strategic investments in healthcare, education, and technology.

The tower supports this transformation by:

- Creating hundreds of construction and permanent healthcare jobs
- Strengthening the Southern Tier's reputation as a center for medi-

cal education and innovation

- Enhancing quality of life and regional competitiveness for attracting businesses and talent

UHS President and CEO John M. Carrigg described the project as "an investment not just in healthcare, but in the future of the entire community."

## **LESSONS FOR FUTURE HEALTHCARE CONSTRUCTION**

The UHS Wilson Tower offers several takeaways for construction professionals working on healthcare projects, especially in mid-sized or rural markets:

- Early and ongoing stakeholder

engagement is critical to building flexible spaces that meet both immediate needs and future demands.

- Prefabrication and modular construction can significantly mitigate pandemic- or supply chain-related delays.
- Designing for resiliency and adaptability is no longer optional; it's essential for healthcare facilities facing an unpredictable future.

The new Wilson Tower stands as a testament to what is possible when vision, community commitment, and construction excellence converge. ♦

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# How LeChase Construction is Looking Beyond the Rearview Mirror with Real-Time Safety Insights



By Fred Thompson, Vice President of Environmental, Health & Safety

**L**eChase Construction Services has always been committed to innovation and safety, and we're taking that commitment to the next level with our new, state-of-the-art safety dashboard. This tool not only serves as a central hub for tracking key safety metrics and incidents across our job sites, but it also incorporates specific information and trends that can help us prevent incidents before they occur – reflecting our belief that every incident is preventable.

## **ENHANCING PERFORMANCE WITH PROACTIVE OBSERVATIONS**

We designed our dashboard to reflect the many complexities of construction safety. It provides operations teams and safety personnel with immediate access to critical data, making safety management more effective. What sets this system apart, however, is its ability to track safety observations as leading indicators.

Field teams are encouraged to enter observations of their site. The observations can be positive – for

example, noting that appropriate railings are in place or that equipment inspections are up to date; they can also be negative, indicating situations that warrant action or attention. Because our dashboard integrates seamlessly into existing workflows, individuals can easily enter observations during their regular duties.

By analyzing both positive and negative observations in the system, we're able to take real-time action rather than react solely to lagging indicators such as past incidents, or near misses.

In the short time our program has been in place, we've already seen improved outcomes on job-sites that actively engage in safety observations. Identifying, tracking and sorting safe behaviors as well as hazards, allows us to make meaningful adjustments at a job, project type or regional level instead of enforcing companywide changes that might not fit every situation. This dashboard empowers teams to address issues locally, ensuring more targeted and effective solutions.

## **DRIVING ENGAGEMENT AND TRUST**

From 2023 to 2024, safety observations entered into our system increased by 350 percent in quantity, but they also increased in quality. This shift shows that our workforce is proactively identifying risks rather than just entering observations to comply with expectations.

To reinforce that engagement, we tailor recognition initiatives to each region. This may involve highlighting standout performance in meetings or rewarding high-quality observations. We're also looking to drive company-wide awareness – broadly sharing impactful safety observations and regional best practices to develop a culture of engagement.

Sharing our real-time safety data across the organization fosters accountability, ensuring that everyone – including department leads, regional managers and executive leaders – has the necessary data to make informed decisions. It also drives leaders to not only improve their own teams, but to support and challenge peers. This shift to



Displaying our culture of accountability, along with the data to back it up, demonstrates how we differentiate ourselves through extensive safety monitoring.

highly transparent, data-driven, actionable discussions strengthens safety outcomes across the company.

In addition, the dashboard strengthens our relationships with clients. Displaying our culture of accountability, along with the data to back it up, demonstrates how we differentiate ourselves through extensive safety monitoring. When stakeholders see that we're proactively identifying risks, addressing challenges, and celebrating safety successes, it builds trust. They can

see that we're not just talking about safety – we're proving our commitment every day.

#### **LOOKING AHEAD USING PREDICTIVE ANALYTICS**

Looking ahead, we're exploring ways to enhance our dashboard with predictive analytics and artificial intelligence. While the technology we're utilizing isn't new, the way we apply it is. By tracking real-time observations and identifying emerging patterns, we're able to drive immediate action to address

situations before they become incidents. You can't predict an injury, but you can identify – and address – relevant trends that could prevent one.

We expect to continue evolving our systems as the challenges of maintaining a safe workplace also evolve. Safety is a core value of our organization. By combining real-time data, regional accountability, and AI-driven insights, we're setting a standard that will move us further on our journey to zero incidents. ❖



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# CCIDA, CCPEG Report Successful Year of Development in Chautauqua County

## CCIDA and CCPEG-related projects exceed \$300 million in investments

*The County of Chautauqua Industrial Development Agency (CCIDA) is an economic development organization authorized and empowered by the State of New York to make Chautauqua County a better place to work, live, and visit. It facilitates development by attracting new businesses, while promoting the retention and expansion of existing businesses. Assistance in the form of incentives – tax abatements, low interest loans, and bond financing – enhances the opportunities for job creation and retention by our businesses. For more information visit [ChooseCHQ.com](http://ChooseCHQ.com).*

**T**he CCIDA Board recently released their Annual Report, highlighting accomplishments for the past year. The report not only provided year-in-review details for the CCIDA, but also the 2024 accomplishments of the Chautauqua County Partnership for Economic Growth (CCPEG), an initiative under the CCIDA's component agency, the Chautauqua Region Economic Development Corporation (CREDC).

Mark Geise, Deputy County Executive for Economic Development, CCIDA CEO, and CCPEG Co-chair, shared the CCIDA's Top 10 Accomplishments for the year, along with its top 10 goals for 2025. Geise noted that the CCIDA was involved in 18 separate development projects that will provide, if fully realized, an investment of over \$311 million in the county. These projects would also result in the retention of 771 jobs, the creation of 166 new permanent jobs, and also provide 561 construction jobs. Projects that involve PILOTs (payments in lieu of taxes) will re-

sult in \$4.9 million in new revenue for taxing jurisdictions over the terms of the PILOTs, which wouldn't have been realized had these projects not moved forward.

Some of the key 2024 accomplishments include: Wells Ice Cream Phase III expansion (\$175 million); Southern Tier Environments for Living Gateway Lofts project (\$67 million); Silver Creek Apartments project (\$20.2 million); Dahlstrom Rollform's purchase by local ownership (\$9 million); and the opening of Wicked Warren's (\$2.3 million). In total, the CCIDA board approved 12 loans to local business totaling \$4.5 million. CCIDA also continued its focus on creating a \$16+ million shovel-ready industrial site in Ripley and the development of a Talent Attraction/Retention Campaign, which launched as "Live CHQ" in April of this year. CCIDA and its affiliate agencies, including CCPEG, were also rebranded through the launch of the "Choose CHQ" brand and website. Another key accomplishment for CREDC was securing more

than \$1.5 million in funding from the Ralph C. Wilson, Jr. Foundation to extend and enhance the impact CCPEG has had on the county.

The annual report also included the Top 10 economic development goals for the involved agencies. These aspirations included aggressive proactive business retention and expansion; completing the shovel-ready sites in both Ripley and Ellicott; reactivating properties of community importance, including the Furniture Mart building in Jamestown, the former Silver Creek High School, Lakeshore Hospital in Irving, the mothballed NRG Plant in Dunkirk, and the former Truck-Lite plant in Ellicott; assisting both ImmunityBio (Dunkirk) and Electrova-ya (Ellicott) to ramp up operations; and continuing to focus on implementing recommendations from the County's Economic Development Strategy through CREDC and CCPEG.

"Through all of the uncertainty posed by a dynamic political and economic climate, the CCIDA team



has once again delivered on its mission of attracting new businesses while promoting the retention and expansion of existing businesses,” Geise said. “While we no doubt see ebbs and flows in our organization and in our local, regional, state, and federal economies, the CCIDA and Chautauqua continue to evolve toward a better future.”

In addition to the CCIDA and CREDC accomplishments and goals, the 2024 Annual Report also provided an update on various projects and activities involving CCPEG. According to Nathan Aldrich, County Economic Development Coordinator and CCPEG Manager, over \$2.4 million in grant funding was secured by CCPEG to assist with its effort to advance 35 different projects focusing on economic development and placemaking initiatives across the county. These projects included the completion and launch of the Live CHQ Talent Attraction and Retention initiative; the completion of a county-wide Housing Market Assessment and Development Strategy; the launch of CHQTrails.org, the Chautauqua County Interactive Trails Map; continued upgrades and remediation to the Chautauqua County Overland Trails; and the successful launch of the Chautauqua County Grape & Grain Trail marketing initiative.

CCPEG also provided nearly \$250,000 in funding to 14 different partner-led economic development projects located across the county – which helped to leverage an additional \$1.6 million from other sources to ensure those projects could move forward. Those projects



included: the Hartley Park Waterfront Revitalization & Improvement Project in Lakewood; theater seats and auditorium improvements at the Reg Lenna Center for the Arts and the Key Market Growth Project for the National Comedy Center, both in Jamestown; the Advanced Manufacturing Program at Dream It, Do It Western New York; and a Strategic Growth Master Plan in Bemus Point.

“CCPEG has lived up to its mission of serving as the catalyst and broker of resources for advancing economic development and placemaking efforts across the county,” Aldrich said. “It was gratifying to see so many of our projects cross the finish line in 2024, but thanks to renewed support from the Wilson Foundation and other funders, our work is only getting started.”

“I am really proud of the work we are doing in assisting our partners, including municipalities, in undertaking transformative and meaningful projects,” Geise added. “Between the work we do at the CCIDA and through CCPEG, we have an extremely dynamic and

gifted team. This has been illustrated through all the work we did in 2024, and we look forward to keeping the momentum going to help strengthen the economy in Chautauqua County in 2025 and in the years to come.”

The complete Choose CHQ 2024 Annual Report, featuring information for both the CCIDA and CCPEG, is available at [ChooseCHQ.com](http://ChooseCHQ.com).

**About CCPEG** – The Chautauqua County Partnership for Economic Growth (CCPEG) serves as the main convener of economic development partners and resources to advance key projects that achieve economic prosperity in Chautauqua County. It also serves as the catalyst and broker of resources for advancing economic prosperity efforts and is the central coordinating entity for the formation, retention, development, and attraction of quality jobs and advancements to the quality of life. It is an initiative of the Chautauqua Region Economic Development Corporation (CREDC). For more information, please visit [CHQPartnership.org](http://CHQPartnership.org). ❖

# Christa Construction: Building Excellence Across Communities



**F**or over 40 years, Christa Construction has built a reputation as one of New York State's premier builders, known for delivering projects with exceptional quality, integrity, and care. Based in Rochester, Christa is a trusted leader in general contracting, construction management, and design-build services, with a portfolio spanning commercial, residential, health-care, senior living, education, and municipal markets.

Christa's vision – to be the contractor of choice, for every client and community we serve – guides everything they do. Christa balances hard work, innovation, and open communication to produce award-winning results and enduring partnerships across the communities they serve.

At the heart of Christa's approach is a dedication to sustainability, efficiency, and safety. Every project leverages modern construction methods and a deep un-

derstanding of community needs. Their work goes beyond constructing buildings – it helps strengthen neighborhoods by creating spaces where people can live, work, learn, and heal.

Christa's recent work in the Southern Tier highlights this mission:

At 200 Court Street in Binghamton, Christa is transforming a historic downtown building into affordable, supportive housing units. In partnership with Helio Health and Eagle Star Housing, this \$44 million project will offer a sustainable, modern living environment for veterans and individuals experiencing housing instability, with on-site supportive services to encourage long-term stability and well-being.

In Union (Endwell), Christa is constructing Hooper Road Apartments, an 80-unit senior housing community designed for affordability, comfort, and accessibility.

As Christa Construction continues to grow across New York State and beyond, it remains firmly grounded in the values that define its success: quality, integrity, communication, and service. Whether it's a high-rise apartment, a health center, or the Court Street and Hooper Road projects, Christa builds more than just structures – it builds trust, opportunity, and lasting impact as the contractor of choice for every client and community it serves. ♦

## Coming in 2025



200 Court Street, Binghamton, NY.



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www.wayne-companies.com

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www.wmroofing.com

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www.buildwelliver.com

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www.whitmorefence.com

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E: dwilliams93@stny.rr.com  
www.williamsconstructionny.com/  
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E: terryspaeder@wmtspaeder.com  
www.wmtspaeder.com

**XL Excavating**

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E: Mmcmanus@padirtmovers.com  
www.padirtmovers.com

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Chris Skojec  
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**ZMK Construction, Inc.**

Kyle Brame  
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Apalachin, NY 13732  
T: 607-687-0981  
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www.zmkconstruction.net

**Zuke's Excavating, LLC**

Jason Rezucha  
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E: zukesexcavating@gmail.com

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# INDEX TO ADVERTISERS

Abbey Service Corp.....	14	Kingsview Enterprises, Inc.....	29
ADMAR Construction Equipment & Supplies.....	IFC	Laborers Local 785.....	33
Allegany County Industrial Development Agency .....	31	Laborers' Local 621.....	22
Alliance Masonry Corp.....	21	Lake Shore Paving.....	27
Allied Fire Protection Systems, Inc. ....	29	Lancaster Development, Inc.....	43
American Digital Services, LLC.....	13	Lovell Safety Management .....	OBC
Barney & Dickenson, Inc.....	49	Mader Construction Company, Inc.....	26
Benchley Cranes.....	18	Milton Cat.....	23
Builders Exchange of The Southern Tier, Inc.....	37	Plyler Enterprises, Inc.....	3
Carpenters Local 276 .....	17	Reagan Companies.....	19
CFI Sales & Service, Inc.....	5	S. St. George Enterprises, Inc.....	25
Christa Construction .....	46	STC Construction, Inc. ....	15
County of Chautauqua Industrial Development Agency.....	7	Steel Sales, Inc.....	24
Duggan & Duggan.....	22	UA Local #112 Plumbers & Pipefitters .....	21
GM Equipment Corporation .....	41	Verdigree Collective.....	14

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Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_

ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

E Mail Address: \_\_\_\_\_ Web Address: \_\_\_\_\_

Number of Employees \_\_\_\_\_ Billing Email: \_\_\_\_\_

Name of owner(s), Partners or Officers of Corporation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name of person to whom communications should be addressed: \_\_\_\_\_

State Type of Business your company is engaged in: \_\_\_\_\_

---

I (we) certify that the foregoing statements are correct and hereby make application for membership in the Southern tier Builders Association, Inc.

I (we) agree to promote the objectives of the Association to the best of our ability and to comply with the appropriate sections of the constitution and By-laws, it being understood that those sections relating to collective bargaining agreements between the Association and unions are not applicable to this membership.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

---

**FIRST PAYMENT MUST ACCOMPANY THIS APPLICATION**

Membership classification \_\_\_\_\_ list Trade/Trades your company is involved in

\_\_\_\_\_

Sponsoring Member: \_\_\_\_\_ Date received: \_\_\_\_\_

Action taken by Executive Board \_\_\_\_\_ accepted \_\_\_\_\_ rejected date: \_\_\_\_\_

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*This application is subject to approval by the Board of Directors of the Builders Exchange of the Southern Tier, Inc. (BEST). Should you at any time decide to cancel or not renew your membership, notification of such cancellation or non-renewal must be presented to BEST in writing on or before January 31<sup>st</sup> of the calendar year. Failure to notify the BEST of non-renewal or cancellation of membership will cause your dues to be prorated accordingly.*

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