



Plaza Construction to oversee \$16.5 million restoration of Brooklyn Navy Yard's Building 92

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Restoration of Building 92, a three-story circa mid- 1800s brick building and new addition at the Brooklyn Navy Yard (BNY), breaks ground this month with an expected completion date of February 2011.

Plaza Construction has been tapped as construction manager to oversee the \$16.5 million restoration of the existing 9,500 s/f building, as well as the construction of a 23,500 s/f addition, to consist of multi-purpose rooms and future tenants' space. When complete, the 33,000 s/f Building 92 will become BNY's official exhibition/visitor center, housing displays and artifacts that tell the story of the 200-year history of the Yard from inception to present day.

Beyer Blinder Belle Architects & Planners LLP and Workshop/apd have been named the design architects for Building 92, and LEED Platinum certification will be sought.

"We are thrilled to be named Construction Manager for this high-profile project," said Michael Winship, senior project manager from Plaza Construction. "It's rewarding to work on a historic preservation project that commemorates such a famous landmark. The challenge is to seamlessly combine existing 200 year old architecture with a new 21st century addition, retaining the same authentic ambiance, but offering modern amenities."

The adaptive re-use of The Brooklyn Navy Yard Center's Building 92 will provide leasable core-and-shell space for mission-related not-for-profit organizations.

The project is located at the south perimeter of the Brooklyn Navy Yard, opposite the intersection of Flushing Avenue and Carlton Avenue. The site is bounded by Flushing Ave. to the south; Buildings 58 and 152 to the north; Building 30 to the west; and 7th Avenue to the east.

Building 92 was designed by Thomas Walter and constructed in 1858 as the residence of the United States Marine Corps Commandant, and is considered to be among the Navy Yard's historically significant structures. It is a 9,000 s/f four-story brick and wood joist structure, approximately 50 feet square in plan. Although Building 92 is not a registered National or New York City Landmark structure, the proposed design is in keeping with the historic renderings and photos and with design elements appropriate to the architectural style. The scope of work to restore Building 92 includes significant foundation work, masonry stabilization, repair and replacement, window and roof replacement, and a historically accurate reproduction of the south stoop and balustrade.

The project has been designed to achieve LEED Platinum certification. Some sustainable aspects of the building include: efficient geothermal heat pump system for conditioning and photovoltaic domestic hot water heating; water-efficient plumbing fixtures; vegetated roof surfaces; grey water re-use; reclaimed, recycled content and low-VOC content materials.