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## New Public School Constructed on Abandoned Historic Site

A new public school is being constructed in a “new neighborhood” on reclaimed land in the Hunters Point section of Long Island City. PS 375 in Queens began construction in February 2018. At the time, the area was so “new” that the streets were not even in the city registry (which made pulling permits difficult), nor were some of the utilities and infrastructure in the neighborhood completed. General contractor **Leon D. DeMatteis Construction Corp.** used large generators to supply power for approximately two years while the infrastructure was completed.

The design-bid-build project, with an estimated cost of \$67 million, is owned by the New York City School Construction Authority (SCA) and expected to be completed by this summer. The site is adjacent to several new residential high-rises, with one

even sharing a property line. However, since general contractor DeMatteis specializes in residential high-rises and develops for its own account and other third-party developers, it understands the logistics and fast-paced nature of high-rise construction. The firm was well-suited to anticipate potential problems and avoid costly delays.

While it was challenging for DeMatteis to coordinate between various projects, its careful planning, close coordination with other partners and efficient construction sequencing allowed it to complete the project with minimal negative impact. It is worth noting that the lead design firm, FXCollaborative, helped to minimize the impact of these adjacent projects as well by working with DeMatteis to expedite communication on the numerous changes to the project.

This project adheres to the SCA’s basic design criteria regarding aesthetics and modernized mechanical requirements as specified in its Green Schools Guide. The new school building includes a comprehensive building management system that integrates the mechanical, electrical and plumbing systems. The building also features some structural support elements not typically found on SCA projects.

The project is located on the abandoned historic lands of Hunters Point South. Over the years, the landscape has changed, and the area has since been repurposed into seven plots of land with newly built infrastructure and roadways. FXCollaborative and its team of engineers utilized structural caissons to support the footings of the building and developed a surcharge program in order to naturally settle the yard soil. ♦

## New Addition in Queens Contributes to NYC Net-Zero Goal

A new 43,000-sq-ft addition at PS 32Q in Queens, New York City, will provide an additional adjusted capacity of 444 students. The new space will comply with the NYC School Construction Authority’s (SCA’s) 2016 Green Schools Guide (standards that meet LEED requirements). Construction is expected to be complete in 2023. Velocity Architecture & Engineering and DPC, which are both BRAVO Group companies, are providing architectural, fire protection, interior design, landscaping, lighting, MEP and drainage design services.

The \$40-million design-bid-build project, which is expected to break ground in fall 2021 and be complete by the end of summer 2024, is noteworthy in terms of the building envelope. There is a shift from the standard brick-and-block masonry construction to insulated precast panels. Insulated precast panels offer the potential for shorter construction durations, a higher level of quality control and higher facade-insulating

values. The school’s lot site is shared with the Parks Dept., and a jointly operated playground (JOP) is located at the northern end of the lot site.

NYC is on the path to achieving net zero by 2050. This school project contributes to this sustainability

pathway by utilizing a tight building footprint while maximizing on space planning efficiency, balancing window area openings at the facades with reducing R-value loss and adding an onsite renewable energy source in the form of rooftop PV panels. ♦



A new 43,000-sq-ft addition to PS 32Q located in Queens will provide space for an additional 444 students.

IMAGE: COURTESY OF BRAVO GROUP



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## **THE DEMATTEIS ORGANIZATION**

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We are proud to be serving New York by successfully building sustainable projects in all major market sectors, including education and healthcare.



*South Beach Psychiatric Center NRB, Staten Island, NY*

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