



Andron
Construction
Corporation

AGC NYS
2023
**JEFFREY J. ZOGG
BUILD NEW YORK
AWARDS**

PHILIPSE MANOR HALL

Andron Construction Corp.
21 Anderson Lane
Goldens Bridge NY 10526

www.androncc.com
914 232-7531



photo ©Frederick Charles, fcharles.com

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2023 JEFFREY J. ZOGG BUILD NEW YORK AWARDS

NEW YORK'S BEST BUILDING THE BEST

ENTRY FORM

DEADLINE: October 6, 2023

Date Submitted 10/06/2023

Contractor Company Name Andron Construction Corp.

This is the first time this firm has submitted a Build New York Award entry: ___ Yes ___ No

Street Address 21 Anderson Lane

City/State/Zip Goldens Bridge, NY 10526

Chief Executive Officer Charles F. Winter, Jr.

Project Title Philipse Manor Location Yonkers, NY

Project Size \$ 9,500,000

Performed as: General Contractor CM at Risk Design/Builder CM as Agent

Project Owner New York State Parks Recreation & Historic Preservation

Project Architect Saratoga Associates

Project Engineer Barton & Loguidice

Category: New Building Restoration/Renovation Heavy Civil Bridge Highway

Notable Contributing Team Member (consultant, sub, supervisory employee, supplier, craftsperson)

CM Arcadis • EXHIBIT DESIGNER Amaze Design

Date Project Started 11/28/21 Completion Date (must be between 9/1/21-9/1/23) 10/18/22

Entry Submitted By Beth Schmieta Phone 914-232-7531 Note: AGC NYS will contact

E-mail bschmieta@androncc.com Fax 914-232-4185 this person if we have any questions about your entry.

See Build New York Entry Guidelines for further instructions. Application Fee: \$375.00

Mail a copy of entry form and check to: AGC NYS, 10 Airline Drive, Suite 203, Albany, New York 12205. All entry materials must be sent in via flash drive or via file sharing (Dropbox etc.)



BUILD NEW YORK AWARD SAFETY SUMMARY

Project: Philipse Manor

Contractor: Andron Construction Corp.

PLEASE COMPLETE ALL 3 SECTIONS

1) The following information pertains to the contractor listed above, **NOT** subcontractors.

Total hours worked on the above project: 9,524

Number of incidents on the above project: 0

Number of lost workdays on the above project: 0

Incident rate on the above project: 0
(# of incidents / total hours worked x 200,000)

Severity rate on the above project: 0
(# of lost workdays / total hours worked x 200,000)

2) The following information pertains to the overall project **including** subcontractors.

Total hours worked on the above project: 31,460

Number of incidents on the above project: 0

Number of lost workdays on the above project: 0

Incident rate on the above project: 0
(# of incidents / total hours worked x 200,000)

Severity rate on the above project: 0
(# of lost workdays / total hours worked x 200,000)

3) Company's overall experience modification rating (EMR) (not just this project): 0.68

THE NARRATIVE

New York State Parks Recreation & Historic Preservation
Philipse Manor Hall State Historic Site /Yonkers NY
Elevator/Restroom Addition, Interior and Exterior Rehabilitation and Site Enhancements

ANDRON CONSTRUCTION General Contractor

ARCHITECT Saratoga Associates Architects

ENGINEER Barton & Loguidice

EXHIBIT DESIGNER Amaze Design

PROJECT COST \$9.5 million

PROJECT SIZE 1485 SF new construction + 7344 SF renovation



"This renovation of Philipse Manor Hall reflects New York State's strong commitment to preserving our shared heritage – illuminating the full spectrum of our state's diverse culture and history."

Kathy Hochul, Governor

"This commitment to new exhibits, interpretation, and programming across our historic site system better depicts the diversity, humanity, and influence of our state's peoples and further highlights the role that traditionally under-represented communities have played in shaping our state's history."

Erik Kulleseid, NYS Commissioner of the Office of Parks Recreation & Historic Preservation

"Today is an exciting moment for Philipse Manor Hall as it reopens with a new focus. The newly permanent and accessible exhibits will help visitors more fully understand all that Africans and Indigenous people contributed to the history of New York State and the City of Yonkers. I encourage everyone to visit, and congratulate Philipse Manor Hall and the NYS Office of Parks Recreation & Historic Preservation on the reopening."

Andrea Stewart-Cousins, Senate Majority Leader

INTRODUCTION



Philipse Manor Hall State Historic Site is located in Yonkers, New York. Originally built in the 1600s by Frederick Philipse I, a Dutch carpenter who amassed great wealth, the manor was enjoyed by the Philipse family until Frederick Philipse III found himself on the losing side of the Revolutionary War. The house passed through the hands of several families, was acquired by the City of Yonkers as a municipal center, and then ultimately donated to the State of New York.

Philipse Manor Hall is Westchester County's second oldest standing building and one of the oldest historic sites in the United States. For over a century, it has been open as a historic house and museum of art, architecture, and history.

The New York State Office of Parks Recreation & Historic Preservation hired Andron Construction as General Contractor for the manor house rehabilitation and site enhancements. New construction included a 2-story elevator and restroom service wing and renovations included interior and exterior architectural restoration projects: plaster, woodwork, floors, masonry, roofing, and painting; new electrical, information technology, security and fire detection systems; improved landscaping, lighting, parking and walkways; new seating areas, plantings, and shade trees; ADA accessibility improvements.

The project demanded a tight construction schedule, with no cost overruns. To engage management systems that minimized risk to the project schedule and budget, Andron drew on experience from past interior and exterior rehabilitations across our portfolio. Because the Historical Record is captured within the original architecture of this museum-quality building, the construction activities needed to be planned and executed with care and finesse. All components of the interior and exterior millwork, trim, and wood flooring are historical artifacts and required refinishing that preserved their age and patina. Original foundations and underground artifacts exposed by new sitework were photographed and documented.

Philipse Manor Hall boasts a rare and important example of a 1750s papier mâché Rococo ceiling, which needed protection during all work to the floor above. The renovation design connects the 17th century to the 21st century, modernizing the systems and the amenities while limiting visual disruption to the original building, both inside and out.

EXCELLENCE IN PROJECT MANAGEMENT

Andron Construction is a family owned business and we have been working in the area for over 50 years. For the Philipse Manor Hall project, we used our local people and our local knowledge to bring excellent project management. We called on our relationships with the trade contractors; we found the best values in materials and supplies; we brought teamwork to the scheduling and sequencing of complex and critical activities.

NYS Parks utilizes a Best Value bidding approach and makes award decisions based on not only price, but contractor qualifications, proposed management team, proposed subcontractors, minority, woman and veteran owned business participation, and schedule. Andron demonstrated a strong track record of success completing similar types of projects, proposed a highly qualified subcontractor team that included restoration specialists, assembled from our roster a team of seasoned project managers, superintendents and engineers who represented over 100 years of construction experience, and was deemed the best builder for this project.

A predetermined end date due to the scheduled installation of the museum displays resulted in a very tight schedule and the necessity for careful sequencing of construction activities. Andron spent the better part of the first 6 weeks of the project working with the owner, their owner's representative, the subcontractors, and our self perform division to hash out the logistics, order of operations, activity durations, and material delivery timelines. The result of this careful planning was a comprehensive and collaborative project road map and buy-in from all stakeholders.

The project schedule showed several mini-milestones to ensure that work was finished in time for the museum display vendor to install the exhibits inside Manor Hall: [1] Complete Exterior Restoration [2] Complete Interior Restoration [3] New Addition Watertight [4] Complete Landscaping. All work was closely coordinated on a compact urban site, and within the small rooms of the Manor Hall. In addition to the tight schedule and project-specific requirements, last minute additions in scope made possible by additional funding from the State added a significant amount of extra work. Working closely with NYS Parks representatives, Andron added resources and sequenced work activities in the schedule to ensure that additional work could be performed within the contract period.





QUALITY Quality requires solid systems and consistent everyday practices to organize, coordinate, anticipate, supervise and report. For Philipse Manor Hall, Andron used both computer-driven and manual procedures, as well as on-site scrutiny by veteran construction professionals, to ensure our standard service of quality and value.

COST Andron managed the budget with tools, data, and experience. Subcontractor risk was managed by reviewing the project scope with them prior to award. Our estimating team prepared a detailed quantity takeoff and cost estimate which allowed Andron to negotiate the subcontracts from a strong knowledge base. The estimating team also worked with the subcontractors to suggest where money could be saved, and the project schedule improved.

SCHEDULE We prepared well in advance of the project start so that our site management team hit the ground running when the start-work directive was given. Long-term schedules and phasing plans were used to develop 3-week look-ahead schedules that provided detail for trade coordination. Work activities on CPM schedules were divided into milestone tasks so that overall progress was visible to everyone. The work was organized, the daily activity was determined, the delivery of materials was scheduled, the trades were coordinated, and the materials and workmanship were monitored.

CLAIM AVOIDANCE Early identification of potential issues is vital to mitigate costs and time delays from any unexpected conditions. By identifying all work required by the project, carefully studying the work scope of each of the trades, and identifying this scope in the subcontracts, Andron clearly defined our expectations. By fostering an environment of open communication, Andron was able to identify potential issues early enough to mitigate their effect on the entire project. Andron employed management systems that enabled the project team to track all potential issues. These are systems we use every day: we have developed processes and we apply them.

COLLABORATION PLATFORM Andron employed ProjectSight—a full-featured, web-based, project management platform—for the Philipse Manor Hall project. We collaborated with the subcontractors, vendors, architects, engineers and owners through one unified portal that was easily accessible and easy to use. All project stakeholders, including the workers on site, had access to the most current information.

RESPONSIVENESS TO CLIENT NEEDS

The project start date of September 2021 was postponed due to an internal Owner delay with final approval of the construction contract, but the May 2022 completion date could not be missed. With final internal approval of the project financing, the Owner had access to additional funds and was able to exercise a series of substantial alternates, enhancing the ultimate program and increasing the overall scope of work. Andron assigned additional field management staff and trade workers, worked with the subcontractors to facilitate improved efficiency, implemented additional temporary heat and temporary enclosures, and instituted overtime and weekend work in order to meet the completion date required by the Owner for their subsequent museum display work.

In addition to updating the storytelling of Philipse Manor by showcasing the place of indigenous land and the role of slavery that supported the prosperity of the Philipse family, the transformation of Philipse Manor Hall was undertaken in part to address accessibility to the site and to comply with the Americans with Disabilities Act (ADA) requirements. NYS Parks aimed to create an inclusive environment that would welcome and accommodate all visitors. Saratoga Associates was instrumental in addressing accessibility shortcomings at Philipse Manor Hall through their thoughtful and visionary design.

NYS Parks utilized a project labor agreement (PLA) and relied on Andron to manage their own workforce and that of their subcontractors within the parameters of the plan. The project also included Minority, Women and Veteran Owned Business (MWSDVOB) goals which were difficult to meet while adhering to the PLA. Andron followed our MWSDVOB protocol to maximize participation. We are dedicated to ensuring participation by underrepresented groups and mentored several up-and-coming subcontractors through the more difficult requirements of this project. The Owners requirements were met by Andron's good faith efforts.



photo ©Frederick Charles, fcharles.com

INNOVATION IN CONSTRUCTION TECHNIQUES, MATERIALS OR EQUIPMENT AND STATE OF THE ART ADVANCEMENT

The innovation on this project was a quiet innovation. The top priority was quality of work and craftsmanship. The historical value and spirit of the building needed to be maintained.

Robust modern project management systems were employed to restore Philipse Manor to its historic condition.

One goal of the Owner was to modernize the mechanical and electrical systems and provide accessibility improvements while maintaining the original appearance. Andron carefully mapped the crawlspaces and attics using a combination of electronic imaging and computer driven modeling to coordinate installation of the mechanical equipment and electrical distribution within the hidden areas of the existing structure.

Another goal of the Owner was to reuse existing materials as much as practicable. Andron developed a simple and innovative method for cataloging the components of the project which needed to be removed in order to facilitate the installation of the new systems—from existing wood floor boards to wood base and crown molding, from stair banisters to wood trusses, from brick and stone facade components to large format blue stone pavers, Andron created a detailed map of what needed to be removed and salvaged, deconstructed and labeled each piece, and carefully reinstalled each piece in its exact location.



photos ©Andron Construction

OVERCOMING CHALLENGING AND UNUSUAL OR UNIQUE CIRCUMSTANCES

RESTORATION This was a high-profile historic restoration, which required the use of certified contractors for the renovation work (millwork, window, and door repairs, refinishing of wood floors, plaster repair, and painting). It was high-priority to keep the historical value and look of the original building – any patching and repair needed to match and disappear. Andron worked closely with the historical representative from NYS Parks to ensure we understood the QA/QC requirements.

ARCHITECTURAL RECORD The architectural record needed to be protected, as the Manor Hall holds historical significance. Andron embraced this task and handled the artifacts carefully. Bluestones were pulled out, numbered, and reinstalled. Floorboards were pulled up and numbered and reinstalled. Foundations, discovered a few feet down, were flagged and then documented by the State’s architect. The cottage cabinetry was carefully dismantled for future reinstallation. The Manor Hall attic was cleared out of 50-years’ worth of storage. Anything determined to be stored offsite (wood, shutters, doors, hardware) was carefully handled and labelled. Items determined to be stored onsite were labelled and packed. All scraps of wood were saved, for posterity and for future (re)use for patches and repairs.

LANDSCAPING A major focus for the NYS Parks was the landscaping, which required discussions and collaboration to ensure that existing trees and bushes were protected, and that additional plants, trees, and planting materials were properly sourced. Andron helped create detailed plans to show the treatment of existing soils as per the NYS Parks specifications, and to show the maintenance routine of the trees and bushes through the warranty period. A large holly tree, planted in 1850, needed protection while sidewalks were installed and utilities were connected. The driveway was reconfigured to avoid large roots, and the arborist was consulted to advise on any unavoidable root cutting.

SYSTEMS Even though the building had undergone renovations in the intervening years since its original construction, there were still plenty of old pipes, old electrical wires, old mechanical systems, and obsolete infrastructure. Andron coordinated onsite meetings with the architect and engineers during demolition to ensure that all unused or obsolete systems were completely removed. This was particularly important as space for advanced modern MEP and communication systems was at a premium within the landmark structure. It was at this time that all of the assumptions made during the MEP coordination process were confirmed, or revised and adapted to the existing conditions.



EXCEPTIONAL SERVICE



At Andron, we understand that a major construction project represents a major commitment to the ongoing success of an organization. This project held a high profile within the city of Yonkers, the county of Westchester, and the state of New York. The stakeholders were many: City and State politicians, The Friends of Philipse Manor Hall, local historical advocates, residents of Yonkers, museum visitors, and NYS taxpayers. There were many eyes looking toward the success of this project, and Andron was attentive to them all.

Situated within Yonkers proper, the space allowed for construction activity was small and the construction team faced limited site access, laydown, and storage areas. In response to these special site limitations, Andron developed detailed sequence procedures for the procurement and delivery of materials and equipment.

Working within in a city green square creates a series of environmental and logistical concerns: public access needs to be safely delineated, trees and plantings need to be protected, noise and dust pollution must be kept to a minimum. Andron worked closely with NYS Parks to create a comprehensive plan to address both construction and environmental needs.

Renovation of interior spaces requires particular attention to environmental health and safety. Andron adhered to indoor air quality standards through monitoring and ventilation. Adequate lighting prevented accidents. Fire watch during and after hot work activities prevented property damage. Confined space plans, and permits to enter, prevented unauthorized entry into these controlled areas. Pre-task work plans ensured that all hazards were identified and mitigated prior to the start of every activity.

It was a pleasure working with Pat Kirshner at NYS Parks and the entire project team. Everyone was focused on making the best use of available funding toward the restoration and program of this important historic site. The project was celebrated at the ribbon cutting with high-profile representatives of the New York State congressional delegation, including Senate Majority Leader Andrea Stewart Cousins and Governor Kathy Hochul.

EXCELLENCE IN PROJECT SAFETY

Safety is critical to a successful project, and we pay careful attention to safe practices on the work site. Andron's attention to safety is evidenced by our 0.74 EMR and by the fact that in the past twelve months, Andron Construction won four prominent safety awards:

- 2022 Affinity Insurance Risk Control Award /Bronze
- 2023 AGC CSEA 1st place for safety /Building Division under 200,000 worker hours
- 2022 AGC NYS Safety Excellence Award
- 2022 AGC National AGC Safety Awards Program /Certificate of Commendation

The principal tool to implement Andron's goal of zero accidents is our safety program. During construction, the project manager, project engineer, and site superintendent each have specific duties to implement safe construction practices, as spelled out in our safety manual. Our safety program includes a regular schedule of employee toolbox talks, subcontractor safety meetings and third-party safety audits, as well as ongoing employee safety training and mandatory acknowledgment by our subcontractors of adherence to all our safety requirements. It is an overall effort that involves all our employees and subcontractors in continuous planning and a proactive approach.



Andron's Safety Manual includes standards of environmental health and safety. At Philipse Manor Hall, we closely followed enhancements to these standards which addressed evolving hazards and provided training and outreach to ensure understanding and compliance. In many cases, the OSHA standards do not fully address the risks and, in these instances, our safety manual has been enhanced to include more stringent standards recommended by our insurance and safety consultants.

Philipse Manor Hall is located within the busy city of Yonkers. The first item on every job meeting agenda was safety. Special meetings addressed high-risk tasks such as rigging and hoisting mechanical equipment, removal of the exterior wall for the new addition, and material deliveries and loading. A third-party safety consultant visited twice each month to inspect for OSHA violations and other safety issues, and detailed any deviations from good practice, which Andron enforced with the subcontractors. The Department of Building, the Fire Department, and other authorities having jurisdiction over the project also inspected the job site on a regular basis.

We value the health and wellbeing of everyone who works on and visit our jobsites. Zero incidents over 31,460 total project worker hours is a testament to Andron's attention to safety, and the value of our safety program.

BONUS /CONTRIBUTIONS TO THE COMMUNITY OVER AND ABOVE WHAT IS SPECIFIED BY THE OWNER IN THE CONTRACT DOCUMENTS

Philipse Manor Hall is recognized as the second oldest standing house in Westchester County. Located in busy Yonkers, with a bus stop in front of the site, it was important to keep the public safe and separate from construction. Andron kept the site secure and was attentive to the needs of the neighbors who were directly impacted by construction. Public access around the site was safely delineated during any material deliveries and loading. Noise, dust, and traffic interruption were kept to a minimum.

Though the site was small and the construction activities were constrained by existing structures, sensitive trees and landscaping, it was important to Andron that safe access to public walkways and sidewalks be maintained. Andron did not impede pedestrian and vehicular traffic around the site with sidewalk and street closure permits. We also maintained visual access to the work in order that the community could passively participate in the progress of the work.



SUMMARY



Andron Construction has always believed that it is our job to form a team with the owners and the designers to build safely and ethically, in a quality manner, on schedule, at a fair cost. Our work at the Philipse Manor Hall exemplifies this mission.

The Philipse Manor Hall project created ample opportunity for the team members to collectively commit themselves to the common goals and objectives of the New York State Office of Parks Recreation & Historic Preservation. Andron facilitated this by developing an ongoing relationship with the owners and the architects based on trust, confidence and respect.

This project was compact, complex, and aesthetically demanding. It held a high profile within the community of Yonkers. The stakeholders were not only the NYS Parks agency, but also the city and state politicians, the local preservation community, the Yonkers neighbors, and the NYS taxpayers. There were many eyes looking toward the success of this project, and Andron was attentive to them all.

Philipse Manor Hall contains an important architectural record, whose historical significance needed to be protected. Andron embraced this task and handled the artifacts carefully. The project demanded a tight construction schedule, even with a late start and an expanded scope. Andron applied every means available to achieve the milestone dates and meet the requirements. The project focused on site landscaping, which required discussions and collaboration. Andron helped create detailed plans to address treatment and maintenance of trees and plants. The project reached the Yonkers neighbors. Andron maintained low-impact construction and high-impact results: Andron delivered a restored building and grounds that represent an important piece of the city's past and it's future.

Working with the entire project team, Andron transformed the existing museum into a welcoming center that expands accessibility, and encourages the engagement and interaction of all visitors. The Philipse Manor Hall restoration project contributes to and conveys the history of an American moment.

Andron Construction is proud to be part of New York State's efforts of inclusion and honesty in this storytelling of a 17th-century property. We expect Philipse Manor Hall to be a beacon of art, craft, and architecture for many years and we are thrilled to help express the positive impact of the construction industry in New York.



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 27, 2023

To whom it may concern:

Andron Construction Corporation was the General Contractor for New York State Office of Parks, Recreation and Historic Preservation for a major renovation and addition to the Philipse Manor Hall State Historic Site. Construction of a new elevator/restroom addition, interior and exterior rehabilitation and site enhancements included new ADA bathrooms and an elevator access addition to the 2 story 1640's Philipse Manor Hall in Yonkers, NY.

This high-profile project required the restoration of the original finishes: plaster, woodwork, wood floors & painting by certified historic preservation contractors while also incorporating new electrical & mechanical systems. The museum displays were installed by another NYS OPRHP contractor requiring close and complex coordination. Further adding to complexity of the project was a tight construction schedule with several must make interim milestones to ensure timely completion.

Upon contract award, Andron Construction immediately staffed the project with several seasoned construction professionals who met with the project Team to review schedule, scope of work and costs. The result of this proactive coordination was the development of a cohesive plan that solidified the expectations of each Team member. Through interactive team meetings, onsite inspections and regular two way communication, Andron Construction delivered to NYS OPRHP a product that met the schedule and budget requirements at this historic building. It opened on time to accolades at an onsite ribbon cutting with a New York State congressional delegation, including Senate Majority Leader Andrea Stewart Cousins and Governor Kathy Hochul.

It is with great pleasure that I can recommend Andron Construction Corporation as a "Best Value" general contractor.

Patricia Kirshner

Patricia Kirshner
Capital Project Manager
Albany Capital Bureau

TEAM MEMBERS

ANDRON CONSTRUCTION

Chuck Winter	President /Chief Operations Officer
Matthew Winter	Senior VP /Preconstruction Director
David Schunter	Preconstruction Manager
Dominic Bueti	Chief Estimator
Andre Badolato	Senior Estimator
Bob Bailey	Project Manager
Jim Barge	Project Manager
Joel Foley	Project Manager
John Daley	Superintendent
Carlo Cervini	Project Engineer
Sinclair Fianko-Ayeh	Job Cost Administrator

SARATOGA ASSOCIATES

Christopher Smith, RA	Director of Architecture, Senior Assoc.
Tony Martini, RA	Associate

NYS PARKS RECREATION & HISTORIC PRESERVATION

Patricia Kirshner	Capital Project Manager
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ARCADIS DESIGN AND CONSULTANCY

August Arrigo, P.E.	Vice President
Ed Martin	Resident Engineer

EXTERNAL CONTRIBUTORS

Barton & Loguidice
Amaze Design
Frederick Charles, fcharles.com Photography

SUBCONTRACTORS

ACA Enviromental Services, Inc.
Naber Electric Corporation
Otis Elevator Company
S&L Plumbing and Heating
Yaboo Fence Co.
Siteworks Contracting Corp.
Erection & Welding Contractors
Hull Construction & Restoration
Forno Enterprises Inc.
Bamco Inc.
MacKenzie Painting Company
Singer Equipment Co. Inc.
Milo Plastering, LLC
Northwood Historic Restoration
Crown Waterproofing
Eagle One Roofing Contractors
Amadeus Marble & Granite Corp.
RVP Flooring Systems Inc.
Commercial Draperies Unlimited
Lospoto Landscaping Inc.
Adams Architectural Millwork
Architectural Door Hardware NY
Suburban Carting Corp.
Carlsbad Manufacturing Corp.
The Bilco Company
Sheds Unlimited
MPRD Construction LLC
Landscape Forms, Inc.
Wood Designe, Inc.



FINISHED EXTERIOR

All construction was performed to preserve and match the original exterior.



photo ©Frederick Charles, fcharles.com



photo ©Andron Construction



ARCHITECTURAL RECORD

The 1750s papier mâché Rococo ceiling was protected during all work to the floor above.



ARCHITECTURAL RECORD

Floorboards were pulled up and numbered and reinstalled.



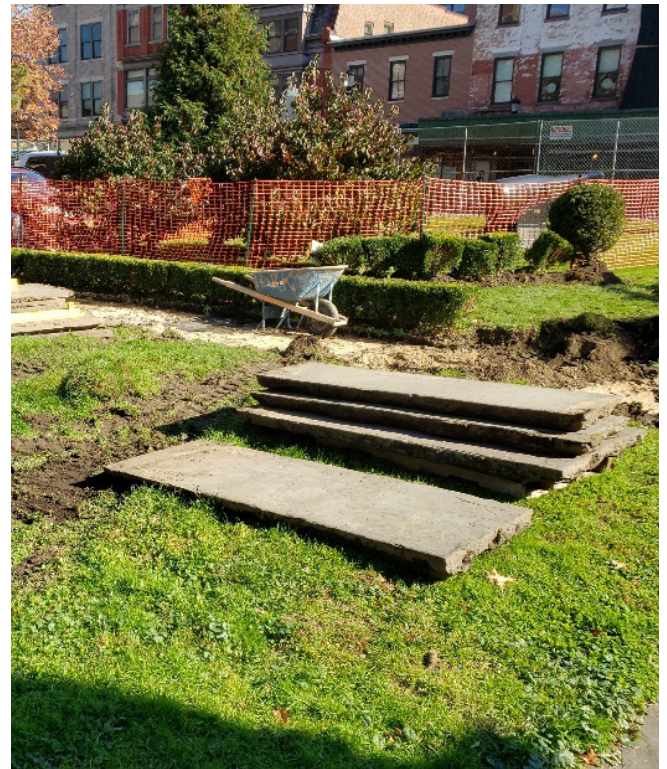
Five		Place	
13x5'-4 ³ / ₄ "	13x45 ¹ / ₂ "	13x40 ¹ / ₂ "	38 ³ / ₈ "
12x4'-2 ³ / ₄ "	12x21 ³ / ₄ "	12x75 ¹ / ₈ "	
10"x10'-11 ⁷ / ₈ "	10"x11'-3 ³ / ₄ "		
11"x14'-1"		11"x8'-2 ⁵ / ₈ "	
12x7'-6"	12"x9'-11 ¹ / ₄ "	12 ³ / ₈ x5'-0"	
15"x10'-9 ³ / ₄ "	15"x9'-11 ¹ / ₄ "	15x19 ³ / ₄ "	→
12"x7'-3"	12"x9'-9 ³ / ₄ "	12"x5'-1"	
13 ¹ / ₂ x16 ⁵ / ₈ "	13"x10'-5"	13 ¹ / ₂ x10'-0 ¹ / ₈ "	13x20" →
15 ¹ / ₂ x8'-7 ³ / ₈ "	15"x13'-1 ⁵ / ₈ "	15x20 ⁵ / ₈ "	→
14 ³ / ₈ x7'-8 ¹ / ₂ "	14 ³ / ₈ x11'-9 ¹ / ₄ "		
13"x7'-1 ¹ / ₂ "	13"x13'-3 ¹ / ₄ "	13x19 ³ / ₄ "	→
12 ¹ / ₄ x10'-6 ¹ / ₄ "	12 ¹ / ₄ x11'-7 ³ / ₄ "		
12"x13'-9 ¹ / ₈ "		12x6'-8 ⁵ / ₈ "	12x19 ³ / ₄ " →
11"x10'-4 ⁵ / ₈ "	11"x11'-9"		
14"x13'-8 ³ / ₈ "		14x6'-8 ⁵ / ₈ "	14x22 ³ / ₈ " →
13 ¹ / ₈ x10'-4"	13 ¹ / ₈ x11'-11 ¹ / ₄ "		
14 ¹ / ₈ x13'-6 ⁷ / ₈ "		14 ¹ / ₈ x8'-8 ¹ / ₈ "	
11"x10'-3 ¹ / ₇ "	11 ¹ / ₂ x11'-0 ¹ / ₂ "		

photos ©Andron Construction



ARCHITECTURAL RECORD

Bluestones were pulled out and numbered and reinstalled.



ARCHITECTURAL RECORD

Foundations and underground artifacts were discovered and photographed and documented.



Photo © Andron Construction



ADDITION

The new addition exterior seamlessly integrates with the original building.



photo ©Frederick Charles, fcharles.com

ADDITION

The new addition interior seamlessly integrates with the original building.



photos © Andron Construction



ADDITION

The new addition accommodates all visitors to the site and complies with ADA requirements.



INTERIORS

Andron coordinated and supervised the finishes and details to retain their original patina.



INTERIORS

Andron coordinated and supervised the finishes and details to retain their original patina.



LOCATION

Situated within Yonkers proper, with a small footprint for construction activity.



MUSEUM

Andron coordinated with the museum display vendor, preparing the building for their installation.



photo ©Frederick Charles, fcharles.com

photo ©Michael Moran

