



Historic Preservation Can Be Great, Or Not

By Scott Beyer

I love architecture, and thus historic preservation. The designs that span different eras in United States history are one of the main qualities differentiating our cities from each other.

So I understand why cities would want to maintain their distinctive architectural characters. Doing so enhances a city's identity—think Brooklyn's brownstones or Boston's three-deckers—and in smaller towns and cities it can be the main economic driver. Had Savannah, Georgia, not preserved its historic core, for example, it likely would be just another stagnant Southern city. Across rural America, towns are often made or broken on their ability to re-adapt their old main street buildings.

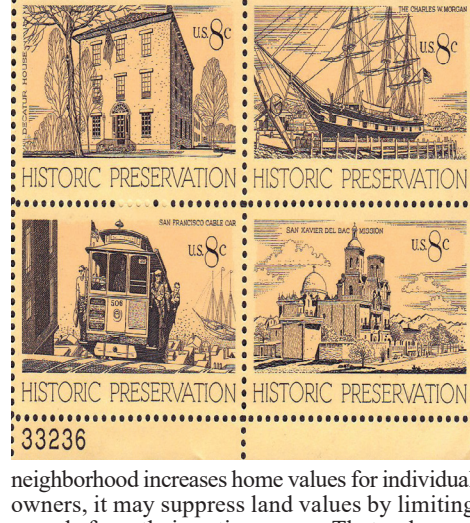
But historic preservation, if mandated to excess, can hinder good urbanism. I'll explain some of preservation's negative impacts and how they can be reduced through sensible reforms.

One of the problems with historic preservation stems, ironically, from one of its benefits: It improves the quality of a neighborhood by increasing its home

values. A Realtor.com study of 2,885 historic homes found that they were 5.6 percent more expensive than similar-sized homes in the same ZIP code. And even if homes aren't historic, they enjoy a 1.4 percent faster increase in property values just from being inside a historic district. But in escalating home prices, preservation works against the more important goal of housing affordability. This may not be a huge problem in smaller cities like Savannah, but it is in bigger cities that have diverse economic functions.

Take Manhattan, for example. According to 2014 data from New York University's Furman Center, it has placed 27 percent of its land plots inside historic districts (compared to under 1 percent in the Bronx, Queens, and Staten Island). It's more difficult to make repairs to buildings when they're in these districts, much less demolish them for new structures. That caused these districts to produce far less housing through the 1980s and '90s than non-historic ones did, according to a 2010 study by economist Ed Glaeser. And some districts even lost housing in those decades due to unit consolidation.

Historic preservation also holds back economic development. While a tasteful, well-preserved



neighborhood increases home values for individual owners, it may suppress land values by limiting parcels from their optimum use. That reduces a city's potential tax base and stifles creative new projects that might've gone where an out-of-date

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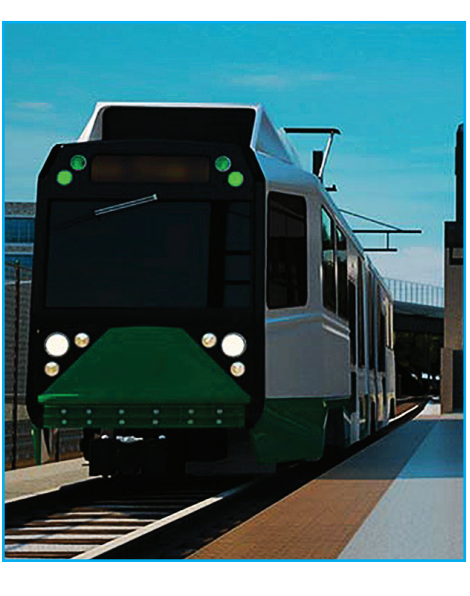
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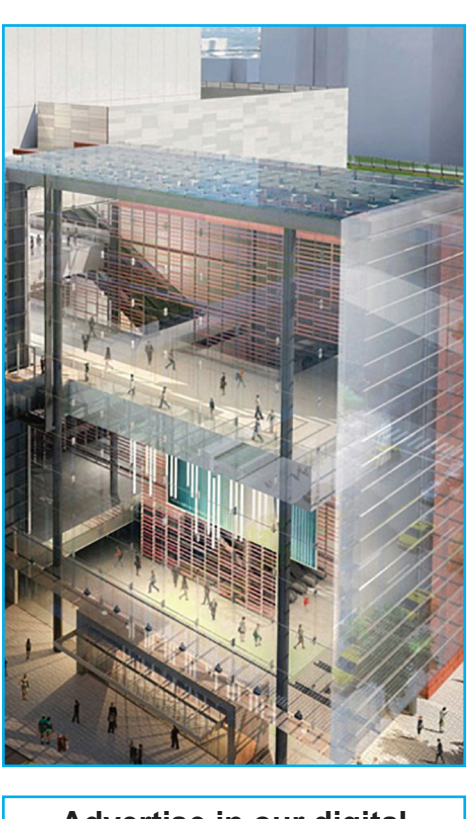
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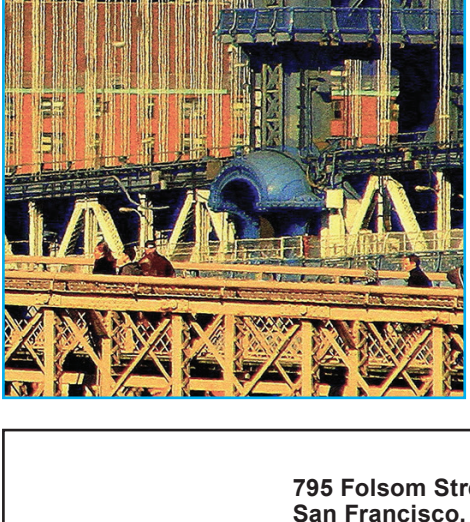
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Amtrak Sunnyside Yard Static Frequency Converter Replacement project
 Amtrak Contract No. X072-1160-0001
 Bid Date: August 17, 2021

Description of project:
 Amtrak plans to award a design-build contract for installation of the new frequency converters, their input power, and output power equipment. After completion of this project Amtrak anticipates four (4) new frequency converters rated 15 MW each and all associated auxiliary equipment. The total station capacity of the renewed SFC station shall be a minimum of 60 MW with no contingency and 30 MW during contingency conditions.

Many bidding opportunities are available: HVAC, plumbing, insulation, roofing, steel/miscellaneous metals, painting, concrete, building finishes, masonry, fencing, asphalt paving, survey, vibration monitoring, testing services, asbestos and lead paint abatement, trucking, fire protection, design services, electrical work.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Julia.Omanoff@skanska.com • EOE/M/F/Vet/Disabled

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Design-Build Services for Accessibility Upgrades for the 14th Street ADA Complex Project
 MTA Construction and Development Contract No. A-37129
 Bid Date: August 24, 2021

Description of project:
 The work under this contract includes the design and construction for ADA improvements at the 14th Street Complex, including elevator installation and ADA path-of-travel improvements, and associated state of good repair work in the Borough of Manhattan. The project improvements, including the installation of elevators and other ADA improvements, are to result in fully ADA compliant vertical transportation.

Many bidding opportunities are available: masonry, structural steel fabrication, miscellaneous metal fabrication and installation, railings, carpentry, roofing, intumescent fireproofing, doors, glass and glazing, painting, tiling (ceramic/mosaic/granite), resilient flooring, acoustical ceilings, detectable warning panels, toilet accessories, furniture, signage, bird deterrents, waterproofing, chemical grouting, HVAC, electrical, communication systems, plumbing and fire protection, noise monitoring, vibration monitoring, vector control, ACM abatement, survey, MPT materials, concrete supply, historic preservation, sidewalks, paving, utilities, testing and inspection, crack and spall repairs, haul and disposal/trucking, dumpsters, CPM scheduling.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Rosemary.Nagle@skanska.com • EOE/M/F/Vet/Disabled

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Portal North Bridge Project in Hudson City, New Jersey
 NJ TRANSIT Contract No: 20-083X
 Bid Date: September 2, 2021

ALL QUOTATIONS ARE DUE BY CLOSE OF BUSINESS Friday, August 27, 2021.
 For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to portalbridge@tutorperini.com or contact Jackie Cotto at 914-739-1908. Come and join our team!

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Portal North Bridge Project
 NJ TRANSIT/Amtrak Contract
 Bid Date: September 2, 2021

Description of project:
 NJ TRANSIT, with the assistance of Amtrak, will construct, operate, and maintain a new Portal North Bridge and 2.44 miles of related railroad infrastructure. The project will address critical issues that have long plagued the Portal Bridge and provide the following benefits to the busiest section of railroad in North America by:

1. Eliminating the moveable span
2. Improving reliability
3. Increasing train speeds
4. Removing conflicts with maritime traffic

The project, a two-track replacement bridge—Portal North—will replace the existing, century-old Portal Bridge with a modern, high-level fixed span that does not open or close, eliminating the movable components and risk of malfunction. The new bridge will rise more than 50 feet over the river and, including the approaches, will span nearly 2.5 miles of the Northeast Corridor.

Many DBE bidding opportunities are available:
 Portable toilets, cleaning, survey, trailers, construction materials and supplies—PPE, small tools, lumber, traffic control, geotextile, hazardous and non-hazardous material, soil testing and sampling, testing, treatment and disposal of contaminated water, prefabricated vertical drains, demolition, clearing and grubbing, steel sheeting, cofferdams, marine work, soil erosion and sediment control, gabion walls, excavation, filling, compacting and grading, trucking, containers and dumpsters, haul and dispose, jacking, instrumentation and monitoring, steel H-piles, steel pipe piles, directional drilling, drilled shaft foundations, micropiles, vibration monitoring, trackwork, utilities (water/telephone/storm/electric), aerial structures drainage system, asphalt paving, concrete paving, site improvements, security fence, chain link fence, modular unit walls, asbestos abatement, beam guide rail, lead paint management, traffic signs, pavement stripes and markings, landscaping, topsoiling, fertilizing and seeding, concrete and rebar, cellular concrete fill, concrete repairs, steel—fabricate/furnish/install strip seal expansion joint assembly, elastomeric bearings, disc bearings, metal fabrications, metal stairs, cable railing system, handrails, steel grating, timber decking, composite decking, bridge fender system, fiberglass reinforced polymer walkway, waterproofing systems, painting of structural steel, bridge traveler platforms, standpipe system, electrical (conduits/ductbanks/switchgear/transformers/bridge and fender lighting system/cathodic protection/traction power identification/overhead transmission system installation/transmission monopole structures/fire detection and suppression/signal power distribution system).

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New Anaerobic Digester Facilities at Hunts Point Wastewater Treatment Plant Project
 at Hunts Point, New York
 NYC DEP Contract No: HP-238
 Bid Date: September 14, 2021

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Design-Build Services for Metro-North Railroad Penn Access Station Project in the Boroughs of Queens, Westchester, and Bronx, New York
 MTA Metro-North Contract No: CBX-001
 Bid Date: November 1, 2021

ALL QUOTATIONS ARE DUE BY CLOSE OF BUSINESS Friday, October 29, 2021.
 For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to pennaccess@tutorperini.com or contact Jackie Cotto at 914-739-1908. Come and join our team!

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Replacement of Twelve Escalators
 MTA Construction and Development Contract No. E-30436
 Bid Date: August 10, 2021

Description of project:
 The work to be performed under this contract consists of the replacement of twelve (12) existing escalators at various locations. The locations include the following: 53rd Street/Lexington Avenue Station; Intervale Avenue Station; Roosevelt Island Station; Bowling Green Station; High Street Station.

Many bidding opportunities are available: electrical, communications, escalators, concrete, doors, hollow metal work, hardware, exterior wall panels, miscellaneous metals, structural steel, concrete repair, spall and crack repair, plumbing, mechanical, HVAC, sprinkler, hatches, cleaning, CPM, rodent control, lead paint removal, painting, PCB removal, hazardous remediation, tile, gypsum wall board, metal ceiling panel, architectural panels, concrete topping, anti-graffiti coating.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Rosemary.Nagle@skanska.com • EOE/M/F/Vet/Disabled

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2021

PPP Forgiveness Webinar
 Tuesday, August 10, 2021, 11:30 am–1:00 pm
 Online
Main Sponsor(s): US Small Business Administration
 Contact: Susan Mazza, 802-828-4422, susan.mazza@sba.gov
Fee: Free; registration required
 The SBA Vermont District Office hosts a free weekly webinar from 11:30 am to 1:00 pm Tuesdays to discuss Paycheck Protection Program forgiveness. Topics include criteria, the process, changes, and more. To access the webinar by phone, call 1-202-765-1264 and enter the code 986 011 495#. For more information, email susan.mazza@sba.gov. Webinar direct link (copy and paste link into browser address bar): http://ow.ly/uj2850DRyxt Located in the capital city of Montpelier, the SBA Vermont District Office provides financial services, consulting, and educational assistance to the small business community throughout the state.

Selling to the Federal Government Webinar
 Thursday, August 26, 2021, 1:00 pm–4:00 pm
 Online
Main Sponsor(s): US Small Business Administration
 Contact: George Tapia, 610-382-3086, george.tapia@sba.gov
Fee: Free; registration required
 Did you know that the federal government is the largest purchaser of goods and services in the world? Interested in learning how your business can market your services or goods to the federal government? Register on line at https://www.eventbrite.com/e/how-to-sell-to-the-federal-government-tickets-21790713611 SBA helps to ensure small businesses get fair opportunities to share federal government prime contracts. Topics will include: How to Register, Small Business Certifications, Finding Opportunities, Marketing Your Firm, Federal Supply Schedules, Getting Paid, Tips to Prepare Your Offer, How to Seek Additional Assistance. All training sessions are held via Microsoft Teams Meeting. Participants must ensure Microsoft Teams is functioning correctly prior to attending the scheduled class.

SBA and SOS Monthly Webinar
 Thursday, September 2, 2021, 9:00 am–11:00 am
 Online
Main Sponsor(s): US Small Business Administration, New Hampshire Secretary of State Corporation Division
 Contact: Miguel Moralez, 603-225-1601, miguel.moralez@sba.gov
Fee: Free; registration required
 Starting a new business? Looking for capital and finance options? Looking for general advice on starting or maintaining your business? Hear from representatives from the local SBA office and the New Hampshire Secretary of State Corporation Division. This workshop (currently held online during the pandemic) is offered on the first Thursday of every month. To join this free webinar, copy and paste the link below into your browser, then register for tickets for the date of your choice to receive the access code. https://www.eventbrite.com/e/monthly-workshop-on-sba-programs-resources-at-sos-tickets-138501643143