The current proposal is:

Preservation Department – Item 3, LPC-22-08134

Fort Totten Campus – Fort Totten Historic District
Borough of Queens

To Testify Please Join Zoom

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888 475 4499 (Toll free)

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New York City Landmarks Preservation Commission Submission

PREPARED FOR:
THE NEW YORK CITY DEPARTMENT OF DESIGN AND CONSTRUCTION &
THE FIRE DEPARTMENT OF NEW YORK

JUNE 28, 2022

F204INFRA - FORT TOTTEN
ELECTRICAL INFRASTRUCTURE UPGRADE
AERIAL VIEW & SITE CONTEXT
LPC HISTORIC DISTRICT DESIGNATION

Legend
- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Fort Totten Historic District | LP-2040
Borough of Queens
Calendared: April 13, 1999
Public Hearing: May 4, 1999
Designated: June 29, 1999

Graphic Source: Map PLUTO, Edition 18 v1, Author: New York City Landmarks Preservation Commission, LOR Date: 1-26-2010
Historically, the site, the fort and the operations have played a significant role in United States military activities. In 1862, Fort Totten was established as a fort for defense at the strategic confluence of Little Neck Bay, East River and Long Island Sound. It remained as an active military base until the process of base realignment and closure began in 1995 and today is a property of New York City. The majority of the Fort Totten is open and accessible to the public. The Fire Department of New York (FDNY), Department of Parks and Recreation (DPR), United States Army Reserve (USAR) and United States Coast Guard (USCG) have facilities. New York Police Department (NYPD) and Emergency Medical Service (EMS) as well as some civilization organizations have retained use of some buildings owned by these agencies.
In addition to existing and new structures under the separate jurisdictions of the FDNY, DPR, USAR, and USCG, Fort Totten is subdivided into various parcels also under the jurisdictions of these agencies. As part of New York City, the grounds are subject to The New York City Zoning and Land Use resolutions. In June 1999, the New York City Landmarks Preservation Commission designated most of the peninsula, except the parcel under USAR jurisdiction, as a historical district. Furthermore, the entire peninsula is designated as Special Natural Area, District NA-4.
EXISTING SWITCHGEAR HOUSE

Existing Conditions

West Elevation

East Elevation
EXISTING SWITCHGEAR HOUSE

Materials

Fort Totten’s original development dates back to the Civil War. The Switchgear House (Building 105) was constructed in 1910, one of a series of utilitarian buildings erected on the periphery of the campus prior to 1914. The one-story Switchgear House features red brick masonry walls, limestone sills, segmental arched lintels above the punched windows and paired entrance doors, and a gabled roof with projecting eaves. The design, detailing and materials for the proposed Switchgear House will take cues from the historic building, and will interpret them in a contemporary way, including red brick masonry wall cladding, punched windows and doors.

The material for the envelope of the new structure should relate to the historic structures in color and scale.

Primary envelope:
• Brick masonry cladding
• Deep set wood clad windows with 50 year life expectancy
SWITCHGEAR HOUSE

Site Selection:

The new switchgear house must be located in close proximity to the existing ConEdison substation to reduce the length of the conduit run. Within this radius, only a small parcel of land near the entry gate belongs to New York City Fire Department (FDNY). Other jurisdictions in this area are the New York City Department of Parks and Recreation (DPR), United States Army Reserve (USAR), and a local health non-profit.
The two entrances and service drive are located off of Duane Road. A small ramp provides service access for the switchgears. The 22'-0" setback of the proposed switchgear building should allow EMS to maintain their current operations in the gravel lot adjacent to Building 103 which is used as an ambulance bay and decontamination area. Also in the gravel lot adjacent to Building 103 is outdoor biological waste storage that is utilized by the EMS teams.
EXISTING BUILDING CONTEXT (BUILDING 103)
EXISTING BUILDING CONTEXT (BUILDING 107)

- West Elevation
- East Elevation
- North Elevation
- South Elevation

- Hip Roof
- Bluestone Lintel
- Divided Lite Window
- Bluestone Water Table

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

F204INFRA FORT TOTTEN ELECTRICAL INFRASTRUCTURE UPGRADE
EXISTING SWITCHGEAR HOUSE

Existing Conditions

Typical Replacement Window

Eave Detail

Bluesone Sill Detail
East Elevation
1/8" = 1'-0"
SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

South Elevation
1/8" = 1'-0"
SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

West Elevation
1/8" = 1'-0"
SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

Switch House Plan
1/8" = 1'-0"
Transverse Section
1/8" = 1'-0"
F204INFRA FORT TOTTEN ELECTRICAL INFRASTRUCTURE UPGRADE

SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

North Elevation
1/8" = 1'-0"
SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

East Elevation
1/8" = 1'-0"
F204 INFRA FORT TOTTEN ELECTRICAL INFRASTRUCTURE UPGRADE

SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

South Elevation
1/8” = 1'-0”

- Slate Shingle Clad Hipped Roof
- Zinc Gutter
- Bluestone Lintel
- Exterior Light (Typ)
- Intake Louver
- Bluestone Sill
- Red Brick Masonry Veneer
- 12” Bluestone Course

- 45.16’ Roof
- 36.37’ T.O. Wall
- 20.07’ Floor Level
- 17.33’ Design Flood Elevation
- 9.00’ Cellar Level

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
SWITCHGEAR HOUSE
MASSING DIAGRAMS, PLANS, ELEVATIONS & SECTIONS

West Elevation
1/8" = 1'-0"
SWITCHGEAR HOUSE
PROPOSED SITE - EXISTING CONDITIONS
SWITCHGEAR HOUSE
PROPOSED RENDERINGS

View of Proposed Switchgear Building from Main Gate
SWITCHGEAR HOUSE
PROPOSED SITE - EXISTING CONDITIONS
View of Proposed Switchgear Building from Totten Ave
SWITCHGEAR HOUSE
PROPOSED SITE - EXISTING CONDITIONS
View of Proposed Switchgear Building from Building 107 Parking Lot
SWITCHGEAR HOUSE
EXTERIOR MATERIALS

Brick Veneer
Manufacturer: Watsontown Brick
Size: Standard
Style: Pennwine
Common Bond

Bluestone
Manufacturer: Buechel
Uses: Watertable, Header, Sills
Finish: Sawn
Color: Cool Range

Slate Shingles
Manufacturer: Vermont Structural Slate
Finish: Natural Cleft
Color: Greyson

Gutter
Manufacturer: Ornametals
Size: 5" Half-Round
Material: Natural Zinc

Door Panel and Frame Paint
Manufacturer: Sherwin-Williams
Color: SW 6335 Flower Pot

Windows
Manufacturer: Anderson
Model: A-Series
Size: 39.25" x 59.25"
Color: White Aluminum Clad Wood
Grille: 6 over 2 Simulated Divided Lites (SDL)

Interior Paint
Manufacturer: Sherwin-Williams
Color: SW 7006 Extra White

Wood
Grille: 6 over 2 Simulated Divided Lites (SDL)

Louver
Manufacturer: CS
Model: A2097
Color: Cordovan Brown
ELECTRICAL INFRASTRUCTURE: MEDIUM VOLTAGE DISTRIBUTION
TRENCHING PATH & TRANSFORMER LOCATIONS
Proposed pad and fence enclosure to match existing design elements at Fort Totten. Any disturbed areas during removal and construction will be replaced in kind. Pad is elevated to raise critical electrical equipment above the Design Flood Elevation in accordance with New York City Climate Resiliency Guidelines 4.0.
EXISTING TRANSFORMER ENCLOSURES

Reference Photos of Pad, Enclosure and Bollards of Transformer Enclosure behind Building 415

Chain link fence enclosure
Chain link fence enclosure and bollards
Chain link fence enclosure and concrete pad
EXISTING TRANSFORMER ENCLOSURES

Reference Photos of Pad, Enclosure and Bollards

Chain link fence enclosure behind Building 634

Chain link fence enclosure and bollards by Building 405

Chain link fence enclosure by Building 610
Proposed pad, fence enclosure and bollards to match existing design elements previously reviewed and approved by the NYC Landmarks Preservation Commission at Fort Totten. Any disturbed areas during removal and construction will be replaced in kind.

Bollards to be placed adjacent to fence, matching existing placement at Fort Totten transformer enclosures. Bollards to be located alongside portions of the fence enclosure where there is vehicular traffic and no existing sidewalk between road and enclosure.
Elevation

Proposed pad, fence enclosure and bollards to match existing design elements previously reviewed and approved by the NYC Landmarks Preservation Commission at Fort Totten. Barbed wire is proposed to deter trespassing at these critical facilities as is reflected in the construction of the existing transformer enclosures. Any disturbed areas during removal and construction will be replaced in kind.

Bollards to be placed adjacent to fence, matching existing placement at Fort Totten transformer enclosures. Bollards to be located alongside portions of the fence enclosure where there is vehicular traffic and no existing sidewalk between road and enclosure.
Proposed pad, fence enclosure and bollards to match existing design elements previously reviewed and approved by the NYC Landmarks Preservation Commission at Fort Totten. Any disturbed areas during removal and construction will be replaced in kind.

Bollards to be placed adjacent to fence, matching existing placement at Fort Totten transformer enclosures. Bollards to be located alongside portions of the fence enclosure where there is vehicular traffic and no existing sidewalk between road and enclosure.
All surface materials to be replaced in kind after excavation and installation of concrete ductbanks.
The T-1 transformer must be located near the switchgear building to distribute power to the adjacent buildings. The pad should be placed away from the entry of the park to preserve historic setting. The parking lot behind Building 107 provides an opportunity to install the pad away from the public view. Isolation transformers must be included in the distribution loop. The preferred location is close to the proposed switchgear building for ease of maintenance.
**BASIS OF DESIGN**

The primary objective for the new switchgear house is to provide an enclosure for the switchgear and any related electric appurtenances.

There are five main factors that determine the location and size of the enclosure:

1) The proposed switchgear house must be located in close proximity (±1000 feet) to the Con Edison substation. Greater distances would result in significant cost increase.

2) The switchgear building, if located in the 500-year floodplain, must be located above the New York City Climate Resiliency Guidelines’ design flood elevation (DFE) at 17.33’, per DDC pilot program requirements (Fig. 1). The baseline DFE in accordance with Appendix G of the NYC building code is 15.00’ (Fig. 2) will not be used for this project.

3) New buildings and structures within the historic district are subject to review and approval by the Landmarks Preservation Commission. Any construction within Natural Area 4 is subject to additional review by the New York City Planning Department.

4) The design of the switchgear house should be sensitive to the historic context, particularly the brick masonry walls and slate roof that are predominant for the existing buildings across the site. The proposed location follows the pattern of siting utilitarian buildings constructed prior to 1914 on the periphery of the Fort.

5) The selection of site takes into consideration the preservation of existing trees.

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**Figure 1. DFE Summary Analysis - New York City Climate Resiliency Guidelines**

**Figure 2. New York City Building Code - Appendix G**

**NYC APPENDIX G TABLE 2-1**

<table>
<thead>
<tr>
<th>I</th>
<th>DFE = BFE</th>
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<tr>
<td>II (1- and 2-family dwellings)</td>
<td>DFE = BFE + 2 ft</td>
</tr>
<tr>
<td>IIIc, D (all others)</td>
<td>DFE = BFE + 2 ft</td>
</tr>
<tr>
<td>IIIc, D</td>
<td>DFE = BFE + 2 ft</td>
</tr>
<tr>
<td>v</td>
<td>DFE = BFE + 2 ft</td>
</tr>
</tbody>
</table>

Minimum elevation of the top of the lowest floor relative to design flood elevation (DFE) — minimum elevation of lowest floor:

- Buildings that include I-2 occupancies that are hospitals shall use the greater of (i) the DFE for the applicable structural occupancy category as indicated in this table or (ii) the 500-year flood elevation.
- For nonresidential buildings and nonresidential portions of mixed-use buildings, the lowest floor shall be allowed below the minimum elevation if the structure meets the floodproofing requirements of Section 6.

Minimum elevations shown in Table 2-1 do not apply to V Zones (see Table 4-1). Minimum elevations shown in Table 2-1 apply to A-Zones unless specific elevation requirements are given in Section 3 of this standard.

**NYCBC APPENDIX G TABLE 2-1**

A. Minimum elevations shown in Table 2-1 do not apply to V Zones (see Table 4-1). Minimum elevations shown in Table 2-1 apply to A-Zones unless specific elevation requirements are given in Section 3 of this standard.

B. See Table 1-1 or Table 1604.5 of the New York City Building Code, for structural occupancy category descriptions.

C. For nonresidential buildings and nonresidential portions of mixed-use buildings, the lowest floor shall be allowed below the minimum elevation if the structure meets the floodproofing requirements of Section 6.

D. Buildings that include I-2 occupancies that are hospitals shall use the greater of (i) the DFE for the applicable structural occupancy category as indicated in this table or (ii) the 500-year flood elevation.
SITE HISTORY & MATERIALITY

The Fort Totten campus in northeast Queens includes buildings and structures designated by the New York City Landmarks Preservation Commission (LPC), including the Fort Totten Battery, a masonry fortification constructed 1862-1864, and designated an Individual Landmark in 1974; the Fort Totten Officers’ Club, a Gothic Revival castellated style wood frame building constructed c. 1870 (enlarged 1887) and designated an Individual Landmark in 1974; and the Fort Totten Historic District, comprising 100 buildings and secondary structures erected between the 1830s and 1960s, which was designated in 1999. A portion of the Fort Totten Historic District has also been determined eligible for listing on the New York State and National Registers of Historic Places (Criteria A, B and C).

Originally named the Fort at Willets Point, the military post was built in 1857 as a strategic counter-point to Fort Schuyler on Throgs Neck in the Bronx (begun 1833) to protect the Long Island entrance to New York Harbor. Renamed in honor of Major General Joseph Totten in 1898, LPC’s Historic District Designation Report states that the Fort’s buildings and grounds are significant as “one of the most intact, self-contained army posts in New York City.” The Fort is also significant as a center for advanced Army Engineer training, technology and research, and as the locus of military commands throughout much of the 20th century. Today, the Fort is home to the United States Army, the United States Coast Guard, the New York City Fire Department, the New York City Department of Parks and Recreation, and the Historic House Trust.

In terms of materiality, Fort Totten’s buildings and structures were largely fabricated of wood siding on wood frame or masonry brick on masonry bearing walls or reinforced concrete structure (with limited instances of brick veneer, asphalt shingles or wood siding on wood frame; or wood and brick veneer on concrete block); fortifications, batteries and vehicular tunnels were built of masonry and/or concrete; and the seawall was built of stone. The one-story utilitarian switchgear house located near the entry gates, was built of brick with masonry bearing walls.

APPENDIX A
MECHANICAL & ELECTRICAL DATA SHEETS

ARUN048GS4
Multi V™ S Heat Pump
4.0 Ton Outdoor Unit

Operating Range:
Cooling (°F DB) * Heating (°F WB)
23 - 122 -6 to +41

Job Name/Location: ARUN048GS4
Multi V™ S Heat Pump
4.0 Ton Outdoor Unit

Job Date:
Multi V™ S Heat Pump

For continual product development, LG reserves the right to change specifications without notice.
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### HVAC CUTSHEETS

**Job Name/Location:**

**Tag #:**

**ARUN024GS4**
Multi V™ S Heat Pump
2.0 Ton Outdoor Unit

### Operating Range:

<table>
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<th>Mode</th>
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<td>4.1 - 46.1</td>
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### Compressor:

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### Electrical:

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<td>Power Supply (V/Hz/Ø)</td>
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<td>MOP (A)</td>
<td>30</td>
</tr>
<tr>
<td>MCA (A)</td>
<td>10.6</td>
</tr>
<tr>
<td>Rated Amps (A)</td>
<td>15.3</td>
</tr>
<tr>
<td>Fan (A) x Qty</td>
<td>0.1 x 1</td>
</tr>
</tbody>
</table>

**Notes:**

1. For 40°F rating, refer to the AHRI website [http://www.ahridirectory.org](http://www.ahridirectory.org).
2. The combination values must be between 95% - 105%.
3. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
4. Communication cable between ODU, IDU(s), and Central Controller must be a minimum of 2-conductor, 18 AWG, twisted, stranded, and shielded. Ensure the communication cable shield is properly grounded to the ODU chassis only. Do not ground the communication cable at any other point. Wiring must comply with all applicable local and national codes.
5. Nominal data is rated 0 ft above sea level, with 25 ft of refrigerant line per indoor unit and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 – 105%.
6. Power wiring cable size must comply with the applicable local and national codes.
7. The voltage tolerance is ± 10%.

**Piping:**

*Installation of an optional Low Ambient Wind Baffle Kit will allow operation down to -9.9°F in cooling mode.*

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**For continual product development, LG reserves the right to change specifications without notice.**

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APPENDIX A
LIGHTING CUTSHEETS

LED wall luminaire - shielded

Type: BEGA Product: Project: Modified:

Application
The wall luminaire is suitable for the down lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Heavy pressed crystal glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 44
Weight: 4.0 lbs

Electrical
Operating voltage   120-277V AC
Minimum start temperature  -20° C
LED module wattage  8.9 W
System wattage   12 W
Controllability   0-10V dimmable
Color rendering index  Ra > 90
Luminaire lumens   724 lumens (3000K)
Lifetime at Ta = 15° C  500,000 h (L70)
Lifetime at Ta = 40° C  268,000 h (L70)
LED color temperature
4000K - Product number +K4
3500K - Product number +K35
3000K - Product number +K3
2700K - Product number +K27
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) White (WHT) Bronze (BRZ) Silver (SLV) CUS:

LED wall luminaire - partially shielded

Type: BEGA Product: Project: Modified:

Application
This LED wall luminaire is a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Heavy pressed crystal glass with optical texture
High temperature silicone gasket
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 44
Weight: 5.3 lbs

Electrical
Operating voltage   120-277V AC
Minimum start temperature  -20° C
LED module wattage  7.9 W
System wattage   11 W
Controllability   0-10V dimmable
Color rendering index  Ra > 90
Luminaire lumens   385 lumens (3000K)
Lifetime at Ta = 15° C  >500,000 h (L70)
Lifetime at Ta = 45° C  308,000 h (L70)
LED color temperature
4000K - Product number +K4
3500K - Product number +K35
3000K - Product number +K3
2700K - Product number +K27
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) White (WHT) Bronze (BRZ) Silver (SLV) CUS:
# APPENDIX A
## LIGHTING CUTSHEETS

### Technical Specifications

**Compliance**
- UL Listed: Suitable for wet locations

**ESMA LM-79 & LM-80 Testing**
- RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ESMA LM-79 and LM-80.

**DLC Listed**
- This product is on the Design Lights Consortium (DLC) Qualified Products List and eligible for rebates from DLC Member Utilities. Designed to meet DLC 1 requirements.

**Performance**
- **Lifespan:** 100,000 hours LED lamp based on IES LM-80 results and TM-21 calculations.

**Construction**
- **Enclosure:** Die-cast aluminum housing and external fins for optimum heat sinking to ensure cool operation with maximum LED life and light output.

### Housing
- Integral-cast aluminum mounting pad and external fins for optimum heat sinking to ensure cool operation with maximum LED life and light output.

### Outdoor Sizing
- **Gaskets:** High-temperature silicone
- **Finish:** Formulated for high durability and long-lasting color

### LED Technology
- **Machinery and UV-free. Non-compliant components**

### Effective Projected Area
- **EPA:** 0.2

### Cool Weather Rating
- **Suitable for use up to 84°F (29°C)**
- **Maximum Exposure:** Fixed Area = 0.15

### LED Characteristics
- **Lumen Maintenance:** The LED will deliver 70% of its initial lumens at 100,000 hours of operation

---

**ALED10N**

**Color:** Bronze

**Weight:** 34.3 lbs

**Current:** 120V: 0.09A

**240V:** 0.08A

**Input Watts:** 12.5 W

**Color Temp:** 4000K (Neutral)

**Lumens:** 1287

**Watts:** 10W

**L70 Lifespan:** 100,000 hours

**EPA:** 0.2

**Lumen Maintenance:** The LED will deliver 70% of its initial lumens at 100,000 hours of operation

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**NEW YORK CITY LANDMARKS PRESERVATION COMMISSION**

**F204 INFRA FORT TOTTEN ELECTRICAL INFRASTRUCTURE UPGRADE**

**NEW YORK CITY LANDMARKS PRESERVATION COMMISSION**
APPENDIX A
LIGHTING CUTSHEETS

Fail-Safe
B95
9”x5” Nominal
8/12/16/20 Watt IP65
Wall or Ceiling
Polycarbonate Lens, Clear or Opal

Top Product Features
• Stainless steel tamper proof hardware. Philips head available
• Clear or opal lens, open or eyelid
• Lifetime warranty against physical abuse
• IP65 ingress protection
• 8, 12, 16, 20 watt / lumen packages

Product Specifications
Energy and Performance Data

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<th>Watt</th>
<th>Clear</th>
<th>Opal</th>
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<td>20</td>
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<td>1290</td>
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Notes

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HERCULUX™

H1212 SERIES – MEDIUM PROFILE HOUSING

- High performance medium profile wall or ceiling luminaire
- UL-listed to hold and maintain a high standard of quality and safety
- High-quality materials and construction
- Economical and energy-efficient design
- Compatible with a wide range of fixture types
- Easy installation and maintenance

SPECIFICATIONS

- Material: Rigid die-cast aluminum housing
- Lens: High-quality, high-transmittance, polycarbonate lens
- Eyelid: High-impact, UV-stabilized, injection molded polycarbonate
- Finish: Available in a variety of finishes

LISTINGS

- listed by the Underwriters Laboratories, Inc. (UL)
- certified by Intertek Testing Laboratory for Wet Location
- limited five (5) year LED warranty

PHOTOMETRICS

-Photometry tested to the IESNA LM-79-08 standard
-For additional photometric data, please go to www.kenall.com

INSTALLATION

-Standard four-point mounting required for Peace of Mind Guarantee®
-Universal mounting system

SENSOR & CONTROLS

-Optional sensor available with compatible third party controls
-To see the full list of compatible controls, click here.

ELECTRICAL

-50 watt, 3500K color temperature, 80 CRI, 120-277VAC, 50/60Hz electrical input with high power factor constant-current driver (>0.90 PF). Standard 0-10V dimming with 1-100% range; maximum driver source of 200 μA. Optional embedded microwave motion sensor (MS) has factory default settings of 20 minute time out, dims down to 30%.

ORDERING INFORMATION (Ex: H1212FM-PP-MB-50L40K-DV)

-Model:
-LED:
-Lamp Type:
-Voltage Options:
-Lens Type:
-Finish:
-Accessories:

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

F204INFRA FORT TOTTEN ELECTRICAL INFRASTRUCTURE UPGRADE

APPENDIX A

LIGHTING CUTSHEETS

<table>
<thead>
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<th>Model</th>
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<th>Voltage</th>
<th>Options</th>
<th>Accessories</th>
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<td>H1212F</td>
<td>Full Face</td>
<td>120 Volts</td>
<td>—</td>
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<td>H1212FM</td>
<td>Full Face</td>
<td>120-277 Volts</td>
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<td>—</td>
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<td>H1212EM</td>
<td>Eyelid</td>
<td>120-277 Volts</td>
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NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
PROGRAMMING

PROJECT FACTS

Location: Fort Totten Park
Address: 423 Abbott Road, NY 11359
Block: 5917 Lot: 1
Lot Area: 5,926,250 sf
Community Board: 407
Zoning: R3-1; C3; NA-4

PROJECT APPROACH

The approach of the Stantec team is to provide a design that is functional, innovative, sustainable, resilient, and aesthetic which meets the goals of The New York City Department of Design and Construction (DDC), The New York City Fire Department (FDNY), other stakeholders, and the community.

The Stantec team will work closely with DDC and FDNY in developing a functional, innovative, sustainable, resilient, and aesthetic design that will meet the existing and future needs of the campus while keeping the campus fully functional and operational during the course of construction. The Stantec team will provide a timely integrated design solution that is technically acceptable within the available funding and on a schedule agreed upon by all parties and stakeholders.

In order to have a successful project, we understand that extensive and thorough communications with DDC and FDNY, and other stakeholders are necessary. This high level of communications which starts early during the program review phase, continues into the planning and design charrettes, and throughout the detailed design phases and the construction phase. This is accomplished through bi-weekly team coordination meetings, daily e-mail communications, our FTP and Newforma sites, and the use of electronic meetings through teleconferences such as Microsoft Teams meeting.

BASIS OF DESIGN

Project Objectives and Scope of Work

The following objectives of the project are to address the current and future needs of Fort Totten and FDNY:

- Provide new overhead distribution to replace existing overhead segments.
- Upgrade pumps at Central Sewage Pump Station along with a new dedicated control panel and wiring.
- Furnish and install all necessary related excavation/trenching work, landscaping and paving.

Areas under the jurisdiction of United States Army Reserve (USAR) are not included in the scope of this project.

Notes and Considerations

- Review of design will be required by the New York City Landmarks Preservation Commission (LPC), and other city and/or state agencies.
- DDC Survey of Fort Totten, except the areas under USAR competed in December, 2021.
- Existing electrical infrastructure to remain in place during installation of proposed system. Once existing system is decommissioned, all equipment and associated housing, cable, conduit and manholes will be abandoned or removed as per FDNY code.
- New switchgear House and distribution equipment to be located and constructed to minimized potential flood damage.
- The campus is open to the public and all facilities must remain in operation during construction.
- Power is to be maintained to all buildings during construction with minimum power interruptions during switch over to the new electrical distribution system.
- Sustainable and resilient design considerations.

SITE ANALYSIS

Location

Fort Totten is a 175 acre campus on the Willets Point peninsula located in the northeast portion of the Queens Borough of New York City. The peninsula connects to the larger landscaped Long Island at its south-western boundary. The majority of the Fort Totten is open and accessible to the public. FDNY, Department of Parks and Recreation (DPR), United States Army Reserve (USAR) and United States Coast Guard (USCG) have facilities. New York Police Department (NYPD) as well as some civil organizations have retained use of some buildings owned by these agencies. A large portion of the site is a designated historic district by the LPC, and additionally LPC designated the Fort Totten Officer’s Club as an individual landmark.

Existing Conditions

Service to the Fort Totten electrical system starts from the Con Edison substation at the western end of the peninsula, close to the campus entrance. The current electrical system is antiquated, deteriorated, and insufficient for the future needs of the FDNY, DPR, and USCG. Over time, spot upgrades had been performed as required. Except for the areas under the jurisdiction of USAR, FDNY has jurisdiction and maintains the electric service to all buildings within the Fort Totten campus.

The switchgear, located within building 105, provides two outgoing 4,160V feeders that make a 4,160V/2,400V underground loop. The loop provides medium voltage distribution campus-wide along which it is tapped multiple times at secondary unit substations. Each secondary unit substation steps down the voltage to 208Y/120V to supply low voltage power to the various buildings. To service remote buildings, medium voltage distribution is pole mounted overhead until it is stepped down within the vicinity of the buildings. The one exception is building 330 which is serviced with 2,400V primary feeders and 208Y/120V service to the building is provided via step-down transformers located in the basement.

As per the Arcadis Existing Conditions Report, the 5kV feeders consist of mostly 2/0 copper cables with a few exceptions where lead sheathed cables are still being utilized. While the loop is still functioning as a whole, there are segments of the underground loop that have been bypassed by aerial cables to maintain service. This is mainly due to damaged concrete encased ducts, many of which have collapsed over the years – specifically between Transformers T-11 and T-12. Due to the poor conditions of the campus-wide medium voltage distribution system, it is highly recommended that upgrades are made for a more reliable, redundant system.

In addition to the electrical infrastructure, the pumps at the Central Sewage Pump Station require upgrades. The current operating procedures and ventilation system in the Pump House do not comply with NFPA 820 guidelines and create dangerous conditions for the operating personnel.
The current proposal is:

Preservation Department – Item 3, LPC-22-08134

Fort Totten Campus – Fort Totten Historic District
Borough of Queens

To Testify Please Join Zoom

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