



**GEOTECHNICAL SERVICES , SPECIAL INSPECTIONS AGENCY  
& CONSTRUCTION MATERIALS TESTING LABORATORY**





## A Leader in Special Inspections Since 1992

Twin Peaks Incorporated has provided special inspections in the Tri-State area since 1992. Our inspectors ensure that Projects are built safe and in conformance with the approved Building Codes, Plans, and Specifications. Twin Peaks' employees pride themselves on their ability to provide services with the utmost quality, integrity, and honesty. Since our founding, Twin Peaks, has provided **Quality Assurance Services** to public agencies, utility companies, and private builders in the Tri-State area with the best trained inspectors and state of the art equipment.



## Build a Safe Future with Twin Peaks

Twin Peaks' CMT Laboratory has State-of-the-Art Equipment and Experienced Technicians. Twin Peaks Incorporated supports our clients' goals in conformance with all the project plans and specifications, technical standards set by national and international accrediting agencies, statutory laws, and administrative rules and decisions.

We completed projects for NYCHA, NYCDEP, NYCDOT, NYCT, MNR, LIRR, Amtrak, NYCDDC, NYCEDC, MTACC, NYSDOT, DASNY, various School Districts in Long Island, and many others. TPI has performed Construction/Special Inspection services for some of the city's most prominent developers and public agencies since 1992.

## Expert, Multi-Disciplinary Workforce

Twin Peaks, Inc. employs more than 120 engineers, inspectors and technicians, with decades of experience and certified by American Concrete Institute (ACI), North East Transportation, Training, and Certification Program (NETTCP), Alfred State College, National Institute for Certification in Engineering Technologies (NICET), International Code Council (ICC), American Welding Society (AWS), American Society for Non-Destructive Testing (ASNT).

Get in touch with us for pricing & information at

[info@tp-labs.com](mailto:info@tp-labs.com)

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## TWIN PEAKS SERVICES

- **Special and Progress Inspections**
- **Construction Materials Testing**
- **Geotechnical Consulting**
- **Air and Noise Monitoring**
- **Construction Management Support**
- **Instrumentation & Monitoring**

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# Special and Progress Inspections

## NYC DOB Inspections

Structural Steel Welding  
Structural Steel – Details  
Structural Steel – High Strength Bolting  
Structural Cold-Formed Steel  
Concrete – Cast-In-Place  
Concrete – Precast  
Concrete – Prestressed  
Masonry  
Wood – Installation of High-Load Diaphragms  
Wood – Installation of Metal-Plate-Connected Trusses  
Wood – Installation of Prefabricated I-Joists  
Subgrade Inspection  
Subsurface Conditions – Fill Placement & In-Place Density  
Subsurface Investigations (Borings/Test Pits) TR4  
Deep Foundation Elements TR5  
Helical Piles (BB # 2014-020) TR5H  
Vertical Masonry Foundation Elements  
Wall Panels, Curtain Walls, and Veneers  
Sprayed fire-resistant materials  
Mastic and Intumescent Fire-resistant Coatings  
Exterior Insulation and Finish Systems (EIFS)  
Alternative Materials - OTCR Buildings Bulletin  
Smoke Control Systems  
Mechanical Systems  
Fuel-Oil Storage and Fuel-Oil Piping Systems  
High-Pressure Steam Piping (Welding)  
High Temperature Hot Water Piping (Welding)  
High-Pressure Fuel-Gas Piping (Welding)  
Structural Stability – Existing Buildings

Excavations—Sheeting, Shoring, and Bracing  
Underpinning  
Mechanical Demolition  
Raising and Moving of a Building  
Soil Percolation Test - Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities  
Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities Installation  
Individual On-Site Private Sewage Disposal Systems Installation  
Soil Percolation Test - Individual On-Site Private Sewage Disposal Systems  
Sprinkler Systems  
Standpipe Systems  
Heating Systems  
Chimneys  
Fire-resistant Penetrations and Joints  
Aluminum Welding  
Flood Zone Compliance (attach FEMA elevation/dry Flood Proofing Certificate where applicable)

## NYC Building Code Progress Inspections

Preliminary 28-116.2.1,  
Footing and Foundation  
Lowest Floor Elevation  
Structural Wood Frame  
Energy Code Compliance Inspections TR8  
Fire-Resistance Rated Construction  
Public Assembly Emergency Lighting 28-116.2.2  
Final\* 28-116.2.4.2,  
Directive 14 of 1975, and 1 RCNY 101-10

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## **NYS Special Inspections**

Structural Steel - Welding  
Structural Steel - High Strength Bolting  
Structural Cold Formed Steel  
Reinforced Concrete  
Masonry  
Subsurface conditions - Fill Placement & Fill-in-place  
Density  
Spray Fire Resistant Materials  
Fire Resistant Penetrations & Joints  
Construction Materials Testing Inspections  
Asphalt Compaction Inspection  
Concrete Batch Plant Inspection  
Asphalt Batch Plant Inspection  
Concrete Field Sampling and Testing Inspections

## **Specialty Construction Testing & Inspections**

Smith Hammer Test  
Freeze Thaw Inspection  
Core Drilling  
Petrographic Analysis  
Chloride Ion Test  
GPR Testing  
Windsor Probe  
Dynamic and Static Coefficient of Friction  
Soil Bearing Capacity  
Floor Flatness Test  
Vibration and Crack Monitoring  
Environmental Lab Tests  
Tile Pull Test  
Soil Infiltration Test  
Soil Percolation Test  
Hydrostatic Pressure Test on Mechanical Closure Device  
Marine Door and Flood Door Water Test  
Shrinkage Test  
Pull Test

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## Construction Materials Testing Laboratory

NYC Department of Building License # 50

Special Inspection Agency License # 317

### **SOIL TESTING**

R58, T88, T89, T90, T99, T100, T180, T191, T193, T265, T310, D421, D422, D698, D854, D1556, D1557, D1883, D2216, D2487, D4318, D6938.

### **CONCRETE TESTING**

R76, T11, T21, T27, T84, T85, T104, T255, C40, C88, C117, C127, C128, C136, C566, C702

### **AGGREGATE TESTING**

M201, R60, T22, T23, T24, T97, T119, T121, T152, T196, T231 (9000 psi and below), T309, C31, C39, C42, C78, C138, C143, C172, C173, C231, C511, C617 (9000 psi and below), C803, C805, C1064, C1231 (11000 psi and below), C1542

### **ASPHALT MIXTURE**

R68, T30, T166, T209, T245, T269, T308, D2041, D2726, D3203, D5444, D6307, D6926, D6927

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## MASONRY TESTING

M201 / C511 (Moist Cabinets, Moist Rooms, and Water Storage Tanks Used in the testing of Hydraulic Cements and Concrete)

C140 (Concrete Masonry Units) (CMU: Absorption)

C140 (Concrete Masonry Units) (CMU: Compressive Strength)

C140 (Concrete Masonry Units) (CMU: Measurement)

C140 (Concrete Masonry Units) (CMU: Sampling)

C780 (Annex 1) (Pre-construction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry Consistency by Cone Penetration)

C780 (Annex 6) (Pre-construction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry Compressive Strength)

C1019 (Sampling and Testing Grout)

C1314 (Compressive Strength of Masonry Prisms)

C1552 (Capping Concrete Masonry Units, Related Units and Masonry Prisms for Compression Testing)



## Licensed, Certified & Equipped.

Twin Peaks material testing laboratory is fully equipped with state of the art machines and experienced technicians. This refers to our trusted reputation in producing the most authentic technical assessment reports.

The lab is licensed as a NYC DOB approved Concrete Testing Laboratory (license #000050) and is also accredited by AASHTO Re:Source (formerly CCRL and AMRL) for the testing of concrete, aggregate, soil, asphalt, masonry, and fire resistive materials. TPI maintains a full complement of calibrated/ validated laboratory equipment for these tests.

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## Geotechnical and Subsurface Exploration

Top Service Provider in Subsurface Exploration

TPI engineers are qualified to perform and offer boring, soil investigations, and site evaluations for a variety of construction projects. We value the ground as much as the structure it supports and understand that subsurface work is often the most complex, challenging, and major part of any above-ground structure.

### TPI Geotechnical Services:

- Subsurface Investigation
- Site Development Feasibility Studies
- Soil Classifications
- Site Class Per Local Codes
- Liquefaction Susceptibility
- Forensic Investigation
- Pavement Analysis
- In-Situ Dutch Cone Penetrometer Testing

### Build Safe With Twin Peaks

Twin Peaks is a top service provider in subsurface exploration, analyses, groundwater assessment, and landfill exploration which bear utmost significance before the beginning of a construction project.

TPI can also determine site soil properties to assist licensed design professionals in determining type, design and size of prospective facilities. We utilize seismic wave measurement, surface wave methods, geological mapping, photogrammetry, and engineering oversight.



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## Construction Management Support Services

**Delivering excellence in quality since 1992**

Our consulting, project management, and documentation services enable commercial projects to proceed quickly and avoid common issues and delays. No matter what the obstacles may be, our professional team is ready to deliver.

- Specialty Inspection services
- Non-Destructive Testing (NDT)
- Magnetic Particle (MP)
- Liquid Penetrant (PT)
- Ultrasonic Testing (UT)
- Safety Consulting
- Quality Management
- Pre-construction documentation
- Post construction documentation
- Commissioning reports
- Concrete Coring
- Asphalt Coring
- GPR Testing
- Windsor Probe
- Core Drilling
- Chloride Ion Test
- Smith Hammer Test
- Freeze-Thaw Inspection
- Co-Efficient of Friction
- Floor Flatness Test
- Soil Bearing Capacity (Dynamic Cone Penetrometer)
- Pull Test
- Shrinkage Test
- Soil Infiltration Test
- Soil Percolation Test
- Hydrostatic Pressure Test on Mechanical Closure Device
- Marine Door and Flood Door Water Test
- Tile Pull Test
- Environmental Lab Tests
- Mechanical
- Fire Proofing

Top service provider in Construction Management Industry



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## Noise and Air Monitoring Services

### Services Include :

- Measure equipment noise
- Noise Control
- Acoustical Services
- Community Air Monitoring Program
- Onsite air Quality Monitoring
- Dust and Particulate Monitoring
- Asbestos Monitoring
- Monitoring for Silica
- Gas Monitoring
- Web-Based Remote Monitoring System Development

### **Twin Peaks provides Noise Monitoring services to clients throughout Tri State Area.**

New York City administrative code includes noise control requirements to maintain quality of life for the public. Based on these requirements the New York City limits ambient noise level to protect public health and safety.



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## Instrumentation & Monitoring Services

### Services Include :

- Vibration Monitoring
- Settlement Monitoring through Survey or Automated Total Stations
- Tilt Monitoring
- Deformation Monitoring
- Inclinator Monitoring
- Stress Monitoring
- Real-time Groundwater Monitoring
- Monitoring System Design and Integration
- Web-Based Remote Monitoring System Development
- Remote Video Surveillance
- Pre- and Post- Construction Documentation

Proper Instrumentation and monitoring are necessary for the safe execution of large and mid- sized construction projects and projects involving or in close proximity to delicate or potentially hazardous features. TPI's monitoring and instrumentation equipment enables our clients to keep a close eye on the safety of existing facilities and nearby structures. These monitors help manage liability and create a record of the actual impact operations have on existing structures. Twin Peaks uses the most up-to-date equipment necessary for monitoring the safety and stability of buildings, tunneling and earthwork. We also assist owners with risk factor identification and mitigation, design perfection and document compliance.

TPI monitors ensure the safety of existing structures and limit the liability owners and contractors face, should those structures sustain unrelated damage. It can be very challenging to develop subsurface structures in tunneling and excavation operations without knowing specific soil behavior underground. Safety of the public and workers on these projects depends upon the use of monitoring instruments gathering data that is then fed into analytical tools and advanced modelling used to generate these designs.

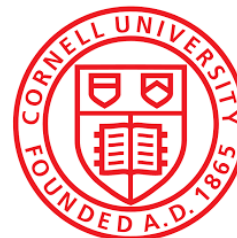
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## OUR KEY CLIENTS

PANYNJ  
 CUNY CUCF  
 DASNY  
 NYCSCA  
 NYCHA  
 NYCT  
 LIRR  
 Con Edison  
 NYC DDC  
 NYC EDC  
 NYC DEP  
 NYC Parks and Recreation  
 DCAS  
 OGS  
 Fordham University  
 Cornell University



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## One World Trade Center

WTC is the New York City's tallest skyscraper, One World Trade Center was designed by architect David Childs. One World Trade Center features 3,500,000 square feet of space, composed of offices, an observation deck, parking, and broadcast and antennae facilities-all supported by above and below-grade mechanical infrastructure for the building and its adjacent public spaces. Below grade tenant parking and storage, shopping and dining options, along with access to the PATH and subway trains and the World Financial Center are also provided.



### WTC North Projection

Client: Judlau Contracting, Incorporated

Owner: Port Authority of NY and NJ

Project Start/ End Date: 07/2011 – 01/2014

Total Project Cost: \$17,525,000

## VERRAZANO BRIDGE

Located at the mouth of upper New York Bay, the bridge not only connects Brooklyn with Staten Island but is also a major link in the interstate highway system, providing the shortest route between the middle Atlantic states and Long Island. In Brooklyn, the bridge connects to the Belt Parkway and the Brooklyn-Queens Expressway and to the largely residential community of Bay Ridge. On Staten Island, which saw rapid development after the bridge opened in 1964, it joins the Staten Island Expressway, providing access to the many communities in this most rural of the city's five boroughs.



### Toll Booth Removal and Plaza Reconstruction

Client: Paul J. Scariano, Inc.

Owner: MTA and TBTA

Project Start/ End Date: 05/2009 -06/2010

Project Value: \$2,500,000

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## TWIN PEAKS PROJECTS



### CON EDISON

Twin Peaks Inc performs special inspections and materials testing services for Con Edison facilities and sites throughout its service area. Under this contract, Twin Peaks also provides inspection and testing services for Oregon and Rockland County Utilities in their respective counties. Each BPA is a 3 year “on-call” contract. TPI’s special inspectors served various projects, including construction and alterations of substations, offices, parking areas, installation and repair of generators, gas mains, gas storage areas, and power distribution networks throughout the 5 boroughs, and various counties north of New York City.

Owner: Con Edison

Status: Ongoing

Term Contract

Value of Contract 4776963: \$900,000

Value of Contract 5169045: \$1,500,000

Value of Contract 4824115: \$9,500,000.00



### CORNELL TECH CAMPUS

Twin Peaks Inc provided Special Inspections and Material Testing Services for Cornell University on multiple elements of the construction of the Cornell Tech Campus on Roosevelt Island. An extensive set of inspections have been performed on the construction of the Bloomberg Center, a 150,000-square foot flexible space structure, the Central Utilities Plant, a 12,000-square foot electrical substation, and on sitework conducted throughout the 2.5-acre campus.

TPI Provided All TR8 Energy Code Compliance Inspections, MEP Systems, including Mechanical, Emergency Power (Generators), Smoke Control, Heating, and Sprinkler Systems; Soils, including Site Preparation, Excavations.

#### **Bloomberg Center**

Owner: Cornell University

Status: Completed – 06/20/2017

Cost of Project: \$1,200,000,000



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# TWIN PEAKS PROJECTS



## MTA NO. 7 LINE EXTENSION

Twin Peaks Inc was proud to work on the secondary station entrance of the new Hudson Yards station, the 7 line's new terminus point on the West Side of Manhattan. The project consisted of the excavation and construction of an underground station entrance, an inclined tunnel that will house stairs and escalators, 2 glass canopies installed over the station's entrance, and the installation of systems equipment, power and communication systems. Twin Peaks is pleased to be at work on the final component of New York City's first subway line extension in 25 years.



### 7 Line Extension on Site P

Owner: New York City Transit

Client: John Picone

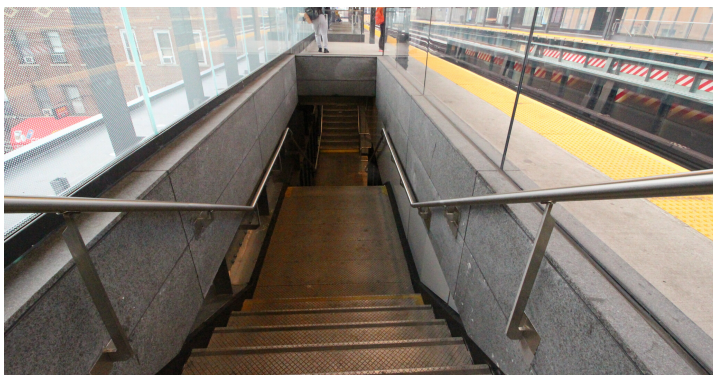
Status: Completed 8/23/2018

Project Value: \$2,400,000,000

## MTA: ESI PROJECT

New York's subway lines move between 472 stations across all five boroughs. Governor Cuomo called for the renovation of dozens of subway stations in his 2015-2019 Capital Program. Under this initiative, the stations and lines are getting new looks, which are nearly hundreds of years old.

Twin Peaks Inc is providing special inspections in the Concrete Field, Rebar, Concrete Precast, Fire Resistant Penetrations and Joints, Masonry, Pull Tests, NDT Magnetic Particle Testing, NDT Ultrasonic Testing, Sol Compaction, Steel Welding, Steel Bolting.



### ESI PACKAGE #2

#### 4 Stations Astoria Line

Owner: MTA

Client: HNTB Corporation

Project Start/ End Date: 09/17 – 02/19

Project Value: \$900,000,000

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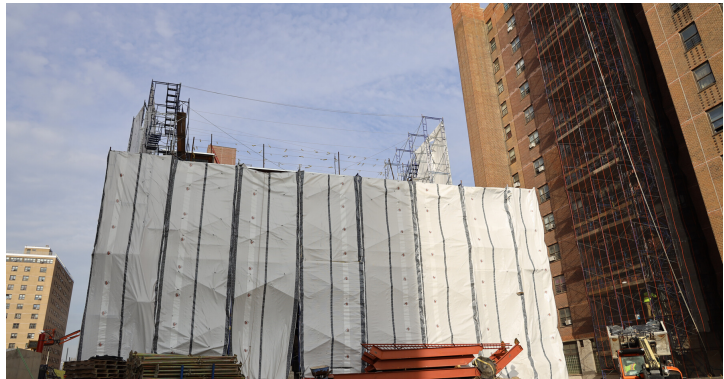
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### NYCHA CONEY ISLAND HOUSES

Twin Peaks Inc is providing Special Inspections and Material Testing Services during the repair and remediation of the 5 NYCHA owned public housing buildings (with a combined total area 502,457 sq ft) and new construction of 12-story, 2,100- square foot boiler plant building located in Coney Island, Brooklyn. The first six buildings were built and have been inhabited since 1957. In 2012, these buildings were flooded and extensively damaged by Superstorm Sandy.

#### HURRICANE SANDY REMEDIATION

Client: HAKS (CM)  
Owner: New York City Housing Authority  
Project Start/ End Date: 06/17 – Ongoing  
Project Value: \$630,000,000



### CITY UNIVERSITY OF NEW YORK

Twin Peaks provides special inspection services for all CUNY's 300 buildings on 27 million square feet of space throughout the 5 Boroughs on a Task-Order Basis for a term of 3 years. We are currently working on a project to renovate HunterCollege's laboratories. 3 Recent projects include the renovation of the Hunter College Art facility, the Hunter College Chemistry Labs, and an upcoming large renovation of the Baruch College Student Center.

**On-Call Term Contract**  
Owner: City University of New York  
Project Value: \$4,950,000  
Status: Completed on March 17, 2018





## TWIN PEAKS PROJECTS



### BROOKLYN BRIDGE PARK: PIER 2

Twin Peaks Inc was contracted by Skanska USA Buildings, Incorporated to provide our services on the project to convert 5 acres of warehouses, storage, and parking lots on Pier 2 into part of the largest park of what is planned to be the largest park to open in Brooklyn in nearly 150 years. The project required TPI to inspect and test earthwork, sitework, marine and landscape components and procedures involved in the construction of this section of the park.



Client: Skanska USA Building Inc.  
Owner: Brooklyn Bridge Development Corporation  
Project Start/ End Date: 10/09 - 07/11  
Project Value: \$ 350,000,000

### HYATT HOUSE HOTEL

Twin Peaks Inc provided Special Inspections and Material Testing Services throughout the construction of this 30-story, 88,000-square foot building located in Midtown Manhattan. Also designated as 815 Avenue of the Americas, Twin Peaks came onto the project in its early phases, providing vibration monitoring during demolition of the previous structure. Since then, TPI has provided services throughout each successive phase of construction, assuming responsibility for and performing special and progress inspections during SOE, underpinning and erection and on the building's foundation, structural, life safety, mechanical, and energy conservation systems. All services, including lab tests, inspection reports and TR-2's, were completed in-house by TPI.



#### **101 West 28 th Street, Manhattan**

Owner: Lexin Capital LLC  
Status: Completed – 05/01/2017  
Project Value: \$104,000,000

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## HENRY HUDSON BRIDGE

Twin Peaks Inc performed special inspection to the work of Removal and replacement the original 1930's-era steel curb stringers supporting the upper level roadway of the bridge. In addition to wider roadways and a new support structure, new energy-efficient roadway lighting is been added. The new roadway light poles is designed to replicate the original 1930s-style lights in order to blend in with the bridge's Depression-era design.

Client: Judlau Contracting, Inc.

Owner/Agency: MTA and TBTA

Project Start/ End Date: 03/2011 –05/2015

Project Value: \$41,700,000



## FLUSHING TUNNEL

NYC Dept. of Environmental Protection, Gowanus Facilities Upgrade.

Services performed on this project include concrete and grout sampling and testing, Windsor probe tests, concrete and asphalt core drilling and testing, GPR, dowel pull tests, and inspections and testing of rebar, pre-cast concrete, steel welding and bolting (including non-destruction testing methods), masonry, fire - proofing and -stopping, waterproofing, pile driving, underpinning, structural stability, excavation, sheeting and shoring, curtain walls, vibration monitoring, and mechanical and plumbing systems.

Client: North East Remsco

Owner/Agency: NYC DEP

Project Start/ End Date: 10/2009 – 04/2014

Project Value: \$177,000,000



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### KINGS COUNTY HOSPITAL CENTER

Twin Peaks Inc performed a variety of inspections and testing services on the 4 story, 500 car garage currently providing 24-hour public parking for the Downstate and Kings County Hospitals. The garage is also open to the wider public, easing parking congestion for residential neighbors and visitors to the surrounding neighborhoods. Twin Peaks performed inspections on all the major systems and components of the garage, including soil compaction, steel welding and bolting, concrete sampling and testing, Windsor probe tests, masonry, core drilling, ground penetrating radar, sprinkler, firestopping, and fireproofing.



#### **Parking Garage**

Owner: Kings County Hospital Center

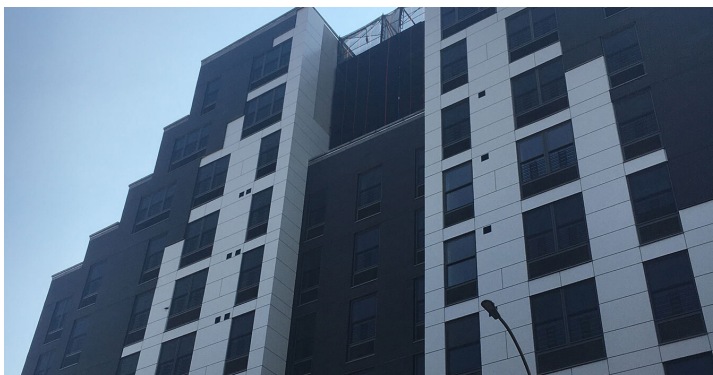
Client: Clear View Development

Start/End Dates: 10/09 - 10/13

Project Value: \$1,300,000

### 2264 MORRIS AVENUE

TR-1 and TR-2 Special Inspections and Construction Material Testing TPI is providing Special Inspections and Material Testing Services during the construction of the 11-story (plus cellar), 99,967-square foot building. The building is located in the University Heights section of the Bronx, will host a 94-unit apartment complex, is jointly developed by the Bronx Pro Group and Services for the Underserved (SUS), with 63 market rate units and 31 supportive housing units dedicated to young adults with mental illnesses exiting foster care and homeless adults with mental illnesses.



#### **2264 Morris Avenue, Bronx, NY**

Owner's Agent : CM&D International

Start/End Date: 01/16 – 11/2018

Project Value: \$47,000,000



## 84 3RD AVENUE

Twin Peaks Inc provided Special Inspections and Material Testing Services during the construction of this 9-story, 72,000 square foot building located in the East Village. Work was completed and final sign-offs issued in September, 2014. This building was designed by Architect Karl Fischer and is now occupied by market rate residential apartments and the Westside Market on the ground floor.

### 84 3rd Avenue, Manhattan, New York

Owner: YYY Third Avenue LLC

Client: Joy Construction

Project Start/ End Date: 05/12 – 09/14

Project Value: \$ 63,00,00,000



## 6 PLATT STREET

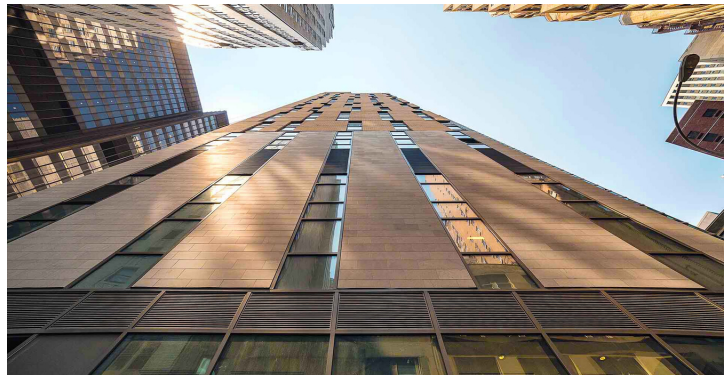
TR-1, TR-7, TR-8 & EN-2 Special, Progress & Energy Code Inspections TPI provided Special Inspections and Material Testing Services throughout the construction of this 27-story, 99,766-square foot building. The building is located in Manhattan's Financial District, is complete and now operating as a 261-unit Four Points by Sheraton Hotel, featuring a fitness and business center. Twin Peaks was hired by LAM Group, the building's developer.

### 6 Platt Street, Manhattan, New York

Owner: LAM Group

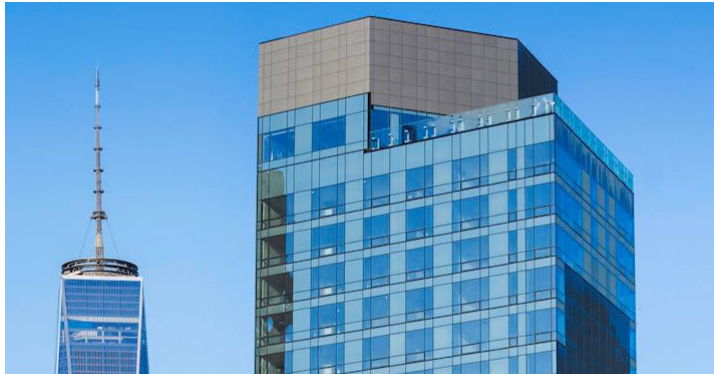
Project Start/ End Date: 09/14 – 01/17

Project Value: \$60,000,000



## 50 BOWERY HOTEL

Twin Peaks Inc provided Special Inspections and Material Testing Services throughout the construction of the 20-story, 148,772-square foot building. The building is located in Manhattan's Chinatown, is complete and now operating as a 229 unit Joie de Vivre Hotel, complete with meeting and event spaces, an onsite gym/recreation center, and a 5,000-square foot outdoor terrace. The special inspections were identified by the project's Architects and Engineers of Record and designated by the NYC Department of Buildings as required items for the issuance of work permits and Temporary and Final Certificates of Occupancy.



### 50 Bowery, Manhattan, NY

Owner : Chu Enterprises

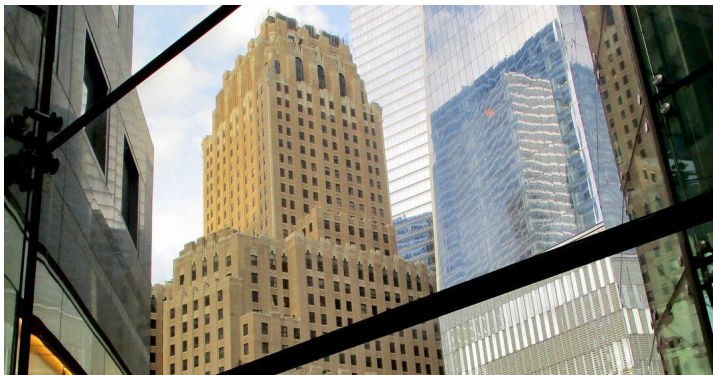
Client : Allied CMS

Project Start/ End Date: 02/15 – 07/17

Project Value: \$35,000,000

## VERIZON BUILDING

This Art Deco building was built between 1923 and 1927, was designed by architect Ralph Walker, and is listed on the U.S. The National Register of Historic Places. It is widely considered to be the world's first Art Deco skyscraper and one of the first to utilize the step back principle in response to the 1916 zoning Resolution. The special inspections were identified by the project's Architects and Engineers of Record and designated by the NYC Department of Buildings as required items for the issuance of work permits and Temporary and Final Certificates of Occupancy.



### 140 West Street, Manhattan, NY

Owner: Magnum Real Estate Group

Project Start/ End Date: 03/15 – 04/17

Project Value: \$950,000,000







**SPECIAL AND PROGRESS INSPECTIONS  
CONSTRUCTION MATERIALS TESTING  
GEOTECHNICAL SERVICES  
AIR AND NOISE MONITORING  
CONSTRUCTION MANAGEMENT SUPPORT SERVICES  
INSTRUMENTATION & MONITORING SERVICES**

## **CONTACT US**

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