

**The Chapin School
Expansion and Renovation Project
Community Construction Committee
September 6th, 2017
6:30 p.m. - 8:00 p.m.**



Meeting purpose & elected officials represented

PURPOSE OF MEETING:

- Continue productive dialogue between the school's construction manager, JRM Construction, and members of the broader community around The Chapin School's construction and modernization project.
- Share status and updates on the project including, but not limited to: construction hours, schedule, logistics, etc. Present the Six-week Activities Look-Ahead.
- Review questions and any areas of concern brought up by neighbors at the previous Community Construction Committee meeting on July 26, 2017.
- Present the outcomes for calls/emails received by Chapin since the last meeting.
- Maintain open communications between school, construction team and members of the community, and continue to collect email addresses that will serve as a list for communicating about future meetings and other key issues.
- Encourage neighbors to utilize the community contact phone number and email address.

ELECTED OFFICIALS/STAFF MEMBERS & CIVIC LEADERS PRESENT AT SEPT. 6 MEETING:

Chapin continues to be grateful to be joined by representatives from the offices of local elected officials. Attending this meeting:

- Jesse Towsen, Chief of Staff, Office of NYC Councilmember Ben Kallos
- Courtney Ferrissey, Director of Community Relations, Office of NYS Assemblymember Rebecca Seawright
- Michael Van Itallie, Community Liaison, Office of NYS Senator Liz Krueger
- Yissely Ortiz, Community Liaison, Office of Manhattan Borough President Gale Brewer

Agenda

August 11 incident and communications protocol

Garbage and rodent control

Hoist elevators: noise mitigation

Crane Fact Sheet (responding to questions received after July 26 meeting)

DOB-approved crane logistics plan and graphics

Six-week construction look-ahead & work hours

Other community inquiries received

August 11 incident and communications protocol

- What occurred?
- Resolution
- Communications protocol moving forward

Garbage and rodent control

- Existing pickup system
 - NYC Dept. of Sanitation and private carting, daily (Monday - Friday)
 - Recyclables, overnight (Saturday)
- New double-check system now in place for debris left inside the construction work shed area
- In response to 311 call, NYC Dept. of Health visited site on 8/31 for inspection
 - Chapin implemented DOH recommendations
- Weekly exterminations continue

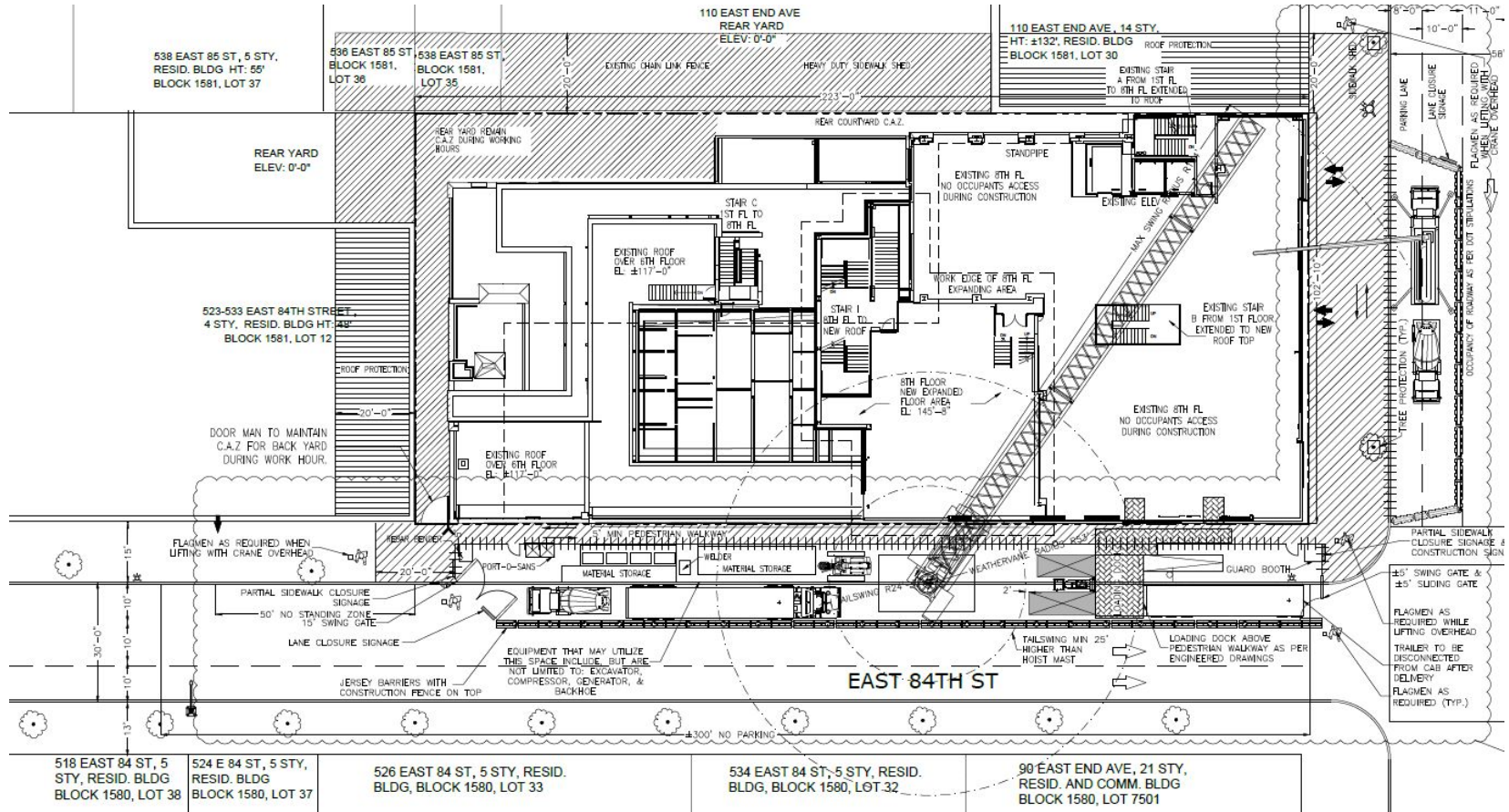
Hoist elevators: noise mitigation

- Hoist contracting company visited site several times since 7/26 meeting to develop noise mitigation techniques
- Recommendations:
 - Reduce speed of hoist cars by half (50%) -- **IMPLEMENTED**
 - More frequent greasing of rails for sound reduction -- **IMPLEMENTED**
 - Add sound deadening materials for interior car noise reduction -- **RESEARCHING OPTIONS, IN PROGRESS**

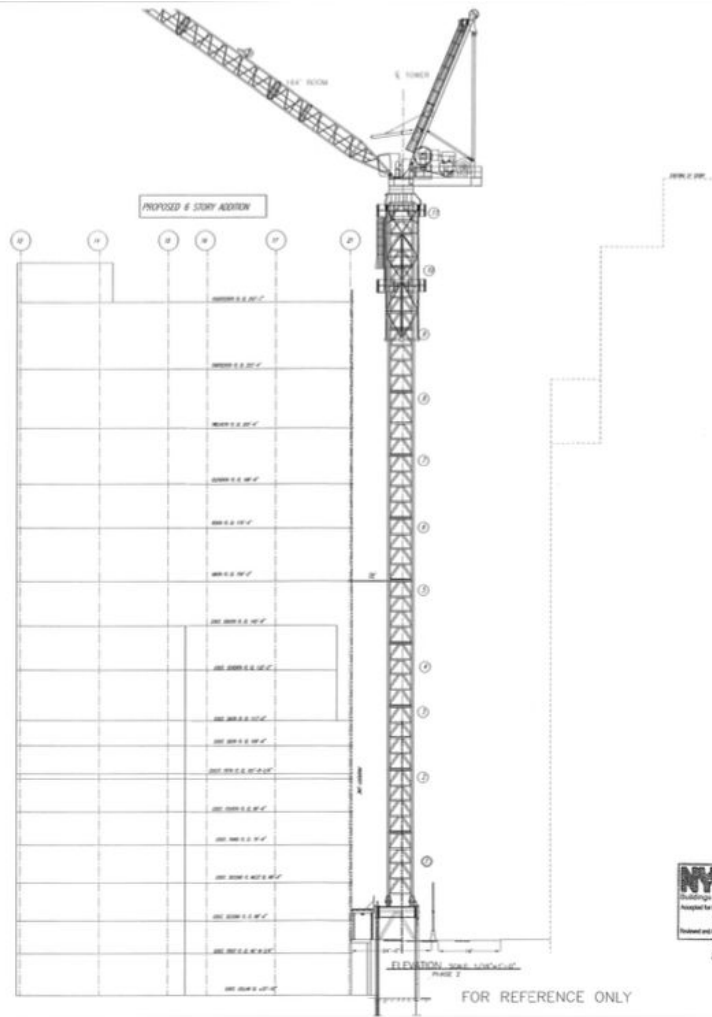
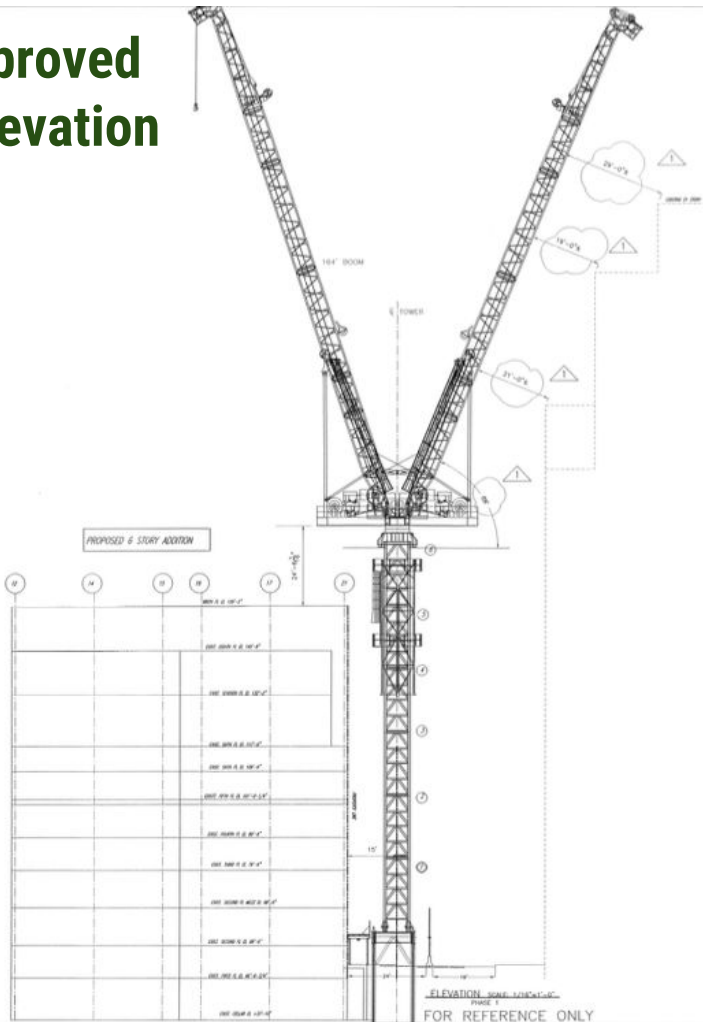
Crane information

- Following July 26 meeting, Chapin received over 2 dozen questions via phone and email from neighbors pertaining to crane operation
- Chapin worked with its crane operator, Stonebridge, and engineers to develop a comprehensive **CRANE FACT SHEET** responding to all questions received to date
- Crane Fact Sheet is posted on Chapin's website -- and will continue to be updated
 - www.chapin.edu/buildingproject → Crane Fact Sheet

DOB-approved site safety & logistics plan



DOB-approved crane elevation



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Amcgs #1

Six-week construction look ahead

Early - Late September (continued caisson work and crane arrival preparation)

- Caisson work: rebar installation; grouting; testing
- Crane grillage (steel platform framework) delivery over a weekend in late September (9/23-9/24 tentative dates); possible short term street closure

Late September - October (anticipated tower crane arrival and installation)

- **Tower crane delivery: after grillage is installed, before the end of October**
 - *Chapin will provide neighbors with advance notice of exact crane delivery date, once confirmed*
- Ongoing selective removals (demolition)
- Ongoing steel installation (hand-set)
- Ongoing interior finish installations
- Interior and exterior mechanical systems work
- Exterior scaffold installations

Work hours (unchanged since 2016)

Exterior construction activity

- Monday - Friday: 7am - 8pm; hoist ceases at 9pm
- Saturday: 9am - 5pm
- Sunday: No exterior work

Interior work daily, quiet after 9pm

Community inquiries logged & responses

- Since the last CCC meeting, 13 inquiries were received via the Community Contact phone number / email.
 - **3 emails and calls to report loss of water during the August 11 incident**
 - **1 email to request more timely notice in community communications**
 - New communications plan
 - **1 email about a rodent seen onsite**
 - Series of walk-throughs, continued weekly exterminations, and inspection and corrective action with NYC DOH
 - **4 calls regarding the parking spots on East 84th street just east of construction site**
 - New JRM/Chapin barricades protocol at the end of shifts daily
 - **1 garbage truck idling during pickup**
 - JRM reiterated traffic policy with subcontractor

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Receive updates & stay informed

WEBSITE: www.chapin.edu/buildingproject

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NEXT MEETING: Tuesday, October 17, 2017