

The Chapin School  
Expansion and Renovation Project

**Community Construction Committee Presentation**

Published: December 17, 2020



# Presentation Outline

- Project Completion Overview
- Seven-week Activities Look-Ahead: December 17 - February 4
- Work Hours (unchanged) & Holiday Schedule
- Community Inquiries Received
- Next Community Construction Update: February 4, 2021

# Project Completion Overview

- Chapin's construction project is in its final phase:
  - **December 2020 - February 2021**
    - Exterior building facade restoration (weather permitting)
  - **January 2021**
    - Interior building work is anticipated to be substantially completed
  - **February - April 2021 (weather permitting)**
    - Construction shed removal
    - Streetscape/tree and sidewalk replacement
- JRM has reduced its average daily workforce to fewer than 60 workers (which represents a 50+ percent reduction from previous levels)
- JRM anticipates approval by NYC DOB for scaffolding removal upon completion of facade restoration work, which began in December and will be impacted by weather conditions

# Weekly Activities: December 17 - February 4

## Exterior Work (all exterior work is weather permitting)

- Select scaffold additions and removals
- Curtain wall panel adjustments and corrective work
- Masonry installation and restoration
  - This work will use a lift machine positioned on 84<sup>th</sup> Street and East End Avenue
- Exterior window removal and installation
- Roofing and waterproofing installation
- Rooftop playground enclosure, railing and surface installation

# Weekly Activities: December 17 - February 4

## Interior Work (all ongoing)

- Interior finishes
- Wall framing and drywall
- Mechanical work
- Fireproofing and firestopping
- Finish upgrades
- Mechanical systems testing/commissioning

# Approved Work Hours (Unchanged) & Holiday Schedule

## Exterior Construction Activity (Interior work daily, quiet after 9pm)

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

## 2020-2021 School Year (Confirmed Dates)

- Christmas Eve (12/24) - Reduced hours (7am - 4pm)
- Christmas Day (12/25) - No work
- New Year's Eve (12/31) - Reduced hours (7am - 4pm)
- New Year's Day (1/1/21) - No work
- President's Day (2/15) - No work
- Memorial Day (5/31) - No work

# Community Inquiries Logged & Responses

Since our last CCC update was posted on November 5, there have been two (2) construction-related inquiries via the community contact phone/email:

- **Inquiry #1:** A neighbor called to report that the lights along the construction fence on 84th Street did not turn on at night.
  - **Response:** The lights were promptly fixed.
- **Inquiry #2:** A neighbor emailed about the barricades being temporarily moved on the northside of 84th Street to accommodate parking for a delivery.
  - **Response:** The school reaffirmed that private vehicles are not allowed to park in the construction zone.

# Receive Updates and Stay Informed

WEBSITE: [www.chapin.edu/buildingproject](http://www.chapin.edu/buildingproject)

EMAIL: [project@chapin.edu](mailto:project@chapin.edu)

PHONE: (212) 606-3225

**NEXT COMMUNITY CONSTRUCTION UPDATE:**

**February 4, 2021**