

**The Chapin School  
Expansion and Renovation Project  
Community Construction Committee  
February 28, 2019  
6:30 p.m. - 8:00 p.m.**



# Meeting Agenda

- 5-week Look-Ahead: February 28 - April 3
  - Activities Detail
  - Holiday work schedule: June 2019 - June 2020
  - Hoist noise mitigation (ongoing)
  - Cafeteria cleaning
- Remaining Crane Work Prior to Removal
- Crane Removal
- Work Hours (unchanged since 2016)
- Community Inquiries Received
- Next Meeting Date: Wednesday, April 3, 2019

# 5-Week Activities: February 28 - April 3

## Exterior Work (all work is weather permitting)

### Steel:

- Final stage of steel installation at main roof (by crane)
- Continued installations at main roof (by hand)

### Concrete:

- Curb pours at 7th floor and bulkheads (partial street closure and pump trunk required); Dates TBD

### Generator Delivery & Installation: targeting mid-March (by crane)

### Other:

- Decking work at main roof bulkhead
- Mechanical and carpentry work on rear roofs
- Roofing/waterproofing work
- Selective minor demolition
- Monorail installation at main roof
- Curtain wall anchor layout and installation
- Curtain wall panel delivery and installation
- Masonry work

# 5-Week Activities: February 28 - April 3

## Interior Work

- Ongoing interior selective demolition
- Interior elevator extension
- Mechanical systems work
- Interior framing and finish work
- Masonry work

# Holiday Work Schedule for Final Construction Phase

## Holiday Work Schedule

- Work schedule for current construction phase II (steel erection and framing) negotiated prior to the arrival of the tower crane between Chapin, JRM and construction trades in 2018. Per DOB Code, steel erection must take place when building is not-occupied (school break periods, Saturdays and non-union holidays)
- ***For phase III (final), building enclosure and interior build-out, June 2019 - December 2020, Chapin and JRM will evaluate holiday work schedules & will report back to CCC at an upcoming meeting***

# Hoist Noise Mitigation & Cafeteria Cleaning Operation

## Hoist: DOB Site Visit & Noise Mitigation

- Per Chapin request, DOB visited site on Monday, February 18: no violations issued
- Weekly greasings continue
  - Most recent hoist greasing: Thursday, February 28
  - Most recent oiling of hoist doors: Thursday, February 28
- Construction materials are stored on the upper floors and roof to reduce use of the hoist

## Cafeteria Cleaning

- Grease traps in school cafeterias required per DOH to be cleaned 3 times per year
- Most recent cleaning occurred: Thursday, February 22 (prior notice sent to community)
  - Cleaning truck will pull into the construction shed for staging
  - Chapin requested all cleanings to be scheduled during daytime hours
- Next cleaning tentatively scheduled for mid-March (notice to be sent once date confirmed)

# Remaining Crane Work Prior to Removal

## Limited rooftop mechanical equipment picks

- 1-day operation, lifting 5-8 pieces from the bulkhead to the roof

## Generator Installation

- Delivery and placement of new generator with sound enclosure (1-day operation)
  - Moderate noise
- Generator delivery tracking for mid-March

# Crane Removal

## *Crane Removal - Tracking for late March/early April (all work weather permitting)*

- Crane disassembly: tracking for week of March 18 - 22
  - 2 to 3-day process, during normal weekday work hours
  - Section-by-section lowering of the crane
  - NYC DOB Cranes & Derricks Division on-site
  - Up to 10 workers
  - Moderate to high noise
- Crane removal: tracking for weekend of March 23/ March 30/ April 6
  - Notice to community will go out upon confirmation
  - 2-day, weekend operation (same as installation)
  - Will include DOT-approved street closure and parking restrictions
  - Will include NYC Parks Department review and tree protection
  - NYC DOB Cranes & Derricks Division on-site
  - Circa 30 workers
  - Moderate to high noise
- Caisson removal (final step): date TBD
  - Caisson removal to take place during standard, weekday work hours
  - High noise



# Approved 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, four (4) inquiries received via the community contact phone number/email:

- **Inquiry:** One (1) phone call reporting a truck that made an illegal turn
  - ❑ **Response:** Chapin contacted the truck company and reported the driver to the supervisor
- **Inquiry:** One (1) email asking if the lights in the construction area can be turned off at night
  - ❑ **Response:** New York City Building Code requires safety lights on construction sites; JRM shuts off bright lights at the end of the day; Chapin switched to low-level voltage lights in the evenings.
- **Inquiry:** One (1) phone call asking for an update on garbage pick-up because of storm
  - ❑ **Response:** Chapin confirmed that sanitation returned and completed their pick-up route
- **Inquiry:** One (1) phone call regarding idling construction vehicles on EEA
  - ❑ **Response:** Chapin security alerted driver, who was unfamiliar with NYC and staging protocol, and the driver relocated

# **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 MEETING: Wednesday, April 3, 2019**