

The Chapin School
Expansion and Renovation Project

Community Construction Committee Presentation

Published: September 16, 2020



Presentation Outline

- Project Completion Projection
- Seven-week Activities Look-Ahead: September 16 - November 5
- Hoist Removal
- Back to School Plan
- Work Hours (unchanged) & Holiday Schedule
- Community Inquiries Received
- Next Community Construction Update: November 5, 2020

Project Completion Projection

- Chapin's construction project is in its final phase.
 - Interior building work is anticipated to be completed by January 2021.
 - Exterior building facade restoration (where the hoist was attached) as well as streetscape/tree and sidewalk replacement will take place between December 2020 - March 2021 (weather permitting).
- JRM anticipates a reduction in workforce reaching 50% by December 2020.
- Over coming weeks and months, neighbors can expect to see a series of activities relating to closing out of the construction project, beginning with the take-down and removal of the hoist elevators in October (see slide #6 for more information), safety and fire alarm inspections, scaffolding removals, and eventually the deconstruction and removal of the sidewalk shed in late 2020/early 2021.

Weekly Activities: September 16 - November 5

Exterior Work (all work is weather permitting)

- **Hoist Removal** (see slide #6 for more information)
- Select scaffold additions and removals adjacent to the hoist (with prior notice to neighbors); removals are subject to DOB approval
- Curtain wall panel installation at hoist
- Curtain wall panel adjustments and corrective work
- Masonry installation/restoration work
- Roofing and waterproofing installation
- Minor exterior demolition (hand tools only)
- Exterior window removal and installation
- Rooftop playground enclosure work
- Rooftop railing installations
- Mechanical equipment connections
- Concrete curbs and fills on structure
- Mechanical systems testing

Weekly Activities: September 16 - November 5

Interior Work (all ongoing)

- Interior demolition (by hand)
- Interior steel stair framing
- Wall framing and drywall
- Mechanical work
- Fireproofing and firestopping
- Finish upgrades
- Elevator shaft and equipment room work
- Mechanical systems testing
- Fire alarm testing (with prior notice to neighbors)

Hoist Removal

- The construction hoist is planned to be systematically taken down and removed over a two-week period from approximately October 13 - 27. Notification will be provided to neighbors in advance commencing the hoist removal.
- Dismantling and removal will be carried out using a combination of hand tools and a mobile hydraulic lift for heavier components like the elevator cars.
- Removal staging will take place primarily from inside the construction yard.
- During this approximately two-week removal process there will be intermittent traffic stoppages as necessary, with flag persons onsite for safety and traffic flow.
- Noise levels during the removal will be moderate-to-high with occasional intermittent banging.

Back to School Plan

- Beginning on Monday, October 5, Chapin will resume in-school learning.
- Occupancy of the building will be at a reduced density in keeping with physical distancing per NYC health and safety guidelines.
- Students and members of our professional community will have their temperatures taken prior to entering the school building each day.
- Arrival times will be staggered to allow for physical distancing prior to entry into the building.
- There will be appropriate signage and staffing outside of three (3) entrances into the building - two (2) on East End Avenue and one (1) on East 84th Street at the midpoint of the pedestrian walkway.

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)

- Friday, September 18, 2020 (Rosh Hashanah Eve - 5pm work/hoist stoppage)
- Saturday, September 19, 2020 (Rosh Hashanah - no deliveries)
- Monday, September 28, 2020 (Yom Kippur - 6pm work/hoist stoppage)

Community Inquiries Logged & Responses

Since our last CCC update was posted on July 28, there have been two (2) construction-related inquiry via the community contact phone/email:

- **Inquiry #1**: One phone call on August 27 to inquire about the next scheduled hoist greasing.
 - **Response**: The hoist was greased on September 1 and September 15.
- **Inquiry #2**: One email inquiring about the scaffolding removal process.
 - **Response**: The NYC Department of Buildings will advise when scaffolding can be removed based on the work to be completed over the this final six months of the project.

Note: *On Friday, September 11, there was an unscheduled visit by the project's steel subcontractor for equipment removal that resulted in high levels of noise. Chapin apologies for the disruption this event caused and has contacted the parties involved to take corrective action.*

Receive Updates and Stay Informed

WEBSITE: www.chapin.edu/buildingproject

EMAIL: project@chapin.edu

PHONE: (212) 606-3225

NEXT COMMUNITY CONSTRUCTION UPDATE:

NOVEMBER 5, 2020