# DIVISION 01 - GENERAL REQUIREMENTS

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT

1. Salvage and recycle all non-hazardous demolition and construction waste including the following materials:

Demolition Waste:

1. Concrete, concrete paving, and concrete cellar slab.
2. Wood joists, wood studs and wood trim.
3. Miscellaneous steel.
4. Doors and frames, rough hardware, door Hardware.
5. Windows and glazing.
6. Plumbing fixtures, piping, supports & hangers, and valves.
7. Mechanical equipment, electrical conduit, copper wiring, light fixtures, electrical devices, panelboards, and fuse-boxes.

Construction Waste:

1. Masonry, CMU, piping and conduit.
2. Untreated wood, wood sheet materials, and wood trim.
3. Gypsum board, insulation, and uncontaminated packaging materials.

# DIVISION 02 - EXISTING CONDITIONS

SECTION 024119 – SELECTIVE STRUCTURE DEMOLITION

1. All building utilities shall be disconnected before any removal and or demolition is commenced by all mechanical trades.
2. Perform all demolition required for installation of new work.
3. Remove from the building site and dispose of in a legal manner all existing debris. See *Master Guide Section 017419 – Construction Waste Management and Disposal.*
4. Provide temporary sidewalk shed for the duration of construction contract work. See *Master Guide Section 015000 Temporary Facilities and Controls.*
5. Remove existing retaining walls where shown on Drawings.
6. Remove all existing paving at yards, courts, air shafts, and fire passages.
7. Remove existing sidewalk “flags” that have cracks, approximately % of sidewalk. Remove entire curb.
8. Under direction of the Structural Engineer, remove existing masonry “apron” wall sections, which extend downward from windowsills to the top of the windows below where shown on Drawings.
9. Under direction of the Design Professional of Record, remove % of windowsills at window openings, except at street façades where the windowsill is part of a continuous banding or decorative window surround. Provide protection for exposed wall areas until new sills are installed.
10. Remove un-keyed stucco from exterior walls, approximately square feet.
11. Mechanically remove tar from exterior walls, approximately square feet.
12. Remove existing gooseneck ladders at fire escapes between uppermost balcony and roof level.
13. Remove existing fire escapes where shown on Drawings.
14. Remove and scrape paint from existing fire escapes.
15. Remove all existing kitchen cabinets including hangers, base cabinets, counter tops, grounds, cleats, etc.
16. Remove all existing ceramic tile walls and floors of all existing apartment bathrooms and all public areas where shown on Drawings.
17. Remove all existing tubs, water closets, lavatories, kitchen sinks, and associated trim.
18. Remove existing partitions where shown on Drawings to be demolished.
19. Remove all existing apartment doors, apartment entry doors, and cellar or basement doors and frames.
20. Remove all existing wood base and moldings in apartments.
21. Remove all existing window sash, frames, and trim and window treatments. Provide clean masonry openings.
22. Remove all existing linoleum and tile flooring in apartments.
23. Remove all existing closet shelving, clothes poles, and window shades.
24. Remove all finish materials from all partitions shown on Drawings as “existing to remain” and from the interior face of exterior masonry walls.
25. Remove all existing lath and plaster ceilings.
26. Remove existing finish wood flooring and sub-flooring in all apartments.
27. Remove burglar bars, grills, and swing gates at all windows.
28. Remove existing exterior and interior stairs where shown on Drawings.
29. Remove all existing exterior doors, frames, and trim.
30. Remove existing materials at sealed-up windows and doors openings. Provide clean masonry openings ready to receive new work.
31. Remove all existing storefronts and entrance door assemblies.
32. Remove all existing ceiling materials in public hall areas and stairwells. Remove existing public hall walls where shown to be demolished.
33. Remove existing paint from public hall steel stairs, including underside of steel pans, stringers, risers, newels, balusters, and any supporting steel channels that are exposed. Paint shall be removed to expose the metal surface.
34. Remove all existing mailboxes.
35. Provide temporary shoring before commencement of demolition.
36. Remove existing concrete first tier slab and structural steel where shown on Drawings.
37. Remove all existing concrete floor slabs in cellar and all other areas unless otherwise indicated.
38. Remove all existing structural steel beams and columns where shown on Drawings.
39. Remove existing wood joists as directed by Engineer of Record.
40. Cut new openings and enlarge existing openings in masonry walls where shown on Drawings. Provide shoring where directed by the Structural Engineer.
41. Under direction of the Structural Engineer, remove lintels, % (for all withes) at all window openings except where stone/precast concrete lintels and brick arches are existing. At these locations only the lintels at the inner withe shall be removed. Lintels and brick arches shall remain undisturbed unless otherwise indicated. Provide shoring for unsupported masonry if replacement lintels are not immediately installed.
42. Remove all existing public hall stairs and platforms.
43. Remove all existing dumbwaiter bulkheads.
44. Remove existing skylights and screens at stair bulkhead roof.
45. Remove existing terra cotta and stone coping where shown on Drawings.
46. Under direction of the Structural Engineer, remove all sections of all 8” thick unreinforced parapet walls that are more than 24” in height above the high point of the roof level. The exposed tops of the remaining walls shall be protected from the weather until new coping is installed.
47. Remove all existing bulkhead doors and frames.
48. Remove existing stair and elevator bulkheads.
49. Remove existing masonry brick vents where indicated on Drawings.
50. Remove all existing roofing and sheathing at main roof and bulkhead roof.
51. Remove all existing roof vents, dry grounds, and debris from roof.
52. Remove non-functioning masonry chimneys that are part of parapet walls down to 6” above the top of the adjacent parapet wall and remove free standing chimneys down to 3’ above the roof level.
53. Remove all elevator equipment and related materials indicated to be replaced.
54. Remove existing boiler, breaching, and header.
55. Remove existing heat distribution system in cellar.
56. Remove all existing roughing, risers, heating elements, and all pipe connections to heating elements.
57. Remove existing oil tank. Any existing oil shall be removed. Scrape, clean, and purge tank and cut to sections for removal. Disposal of cleaning materials shall be done to NYC Department of Environmental Protection (DEP) regulations.
58. Remove entire existing cold, hot, and recirculation water distribution systems in building.
59. Remove existing gas piping and metering equipment.
60. Remove existing drainage system. System includes removal of stacks, vents, branches, fixtures, underground lines, and house trap.
61. Disconnect existing building electric service and remove all associated wiring, conduit, metering equipment, switches, panels, apartment risers, cables, receptacles, etc., from apartments and public areas.

SECTION 022633.13 – MOLD ASSESSMENT

1. See current *Master Guide Specification.*

 SECTION 028200 – ASBESTOS REMEDIATION

1. See current *Master Guide Specification.*

SECTION 028333 – LEAD BASED PAINT HAZARD REMOVAL, CONTROL AND DISPOSAL

1. See current *Master Guide Specification.*

# DIVISION 03 – CONCRETE

SECTION 030100 – MAINTENANCE OF CAST-IN-PLACE CONCRETE

1. Provide and install crack or joint chemical grout injection at foundation wall as directed by the Structural Engineer.

SECTION 033000 - CAST-IN-PLACE CONCRETE

1. Provide and install new concrete slab at all courts and Rear Yard.
2. Provide and install new concrete ramp where located and as shown on Drawings.
3. Provide and install new building entry steps where located and as shown on Drawings.
4. Provide and install all new sidewalks with tree pits where shown on Drawings. Tree pit dimensions shall comply with current edition of NYC Parks Tree Planting Standards.
5. Provide and install new reinforced concrete fence post footings and curb for new fencing. The footings shall have pre-formed sleeves for new fence posts.
6. Provide and install new concrete floor slab throughout entire cellar.
7. Provide and install new concrete stairs with metal nosing where located and as shown on Drawings.
8. Provide and install new concrete slab and reinforced concrete stair in fire passages.
9. Patch and repair retaining walls as shown on Drawings.
10. Provide and install new reinforced concrete retaining wall and footing where located and as shown on Drawings.
11. Provide and install new reinforced concrete footings for all new CMU and or brick walls where shown on Drawings.
12. Provide and install new sump pump pit in boiler room where shown on Drawings.
13. Provide and install new house trap pit where shown on Drawings.
14. Provide and install new reinforced concrete fill where new metal deck is installed.

# DIVISION 04 – MASONRY

SECTION 040120.63 - BRICK AND TERRA COTTA MASONRY REPAIR

1. Provide and install new camel-back terra-cotta coping at all rear yard and court parapet walls where shown on Drawings.

2. Where replacement windowsills are provided, the adjacent brick wall areas shall be repaired and rebuilt to return wall to original condition.

3. Provide and install new terra-cotta chimney lining for full height of existing masonry chimney.

4. Provide brick apron wall sections, which extend downward from windowsills to the head of the windows below, where shown on Drawings.

5. Provide and install brick vents located in the rear and or court walls, one for each top floor apartment plenum, where shown on roof plan. Each brick vent shall not be placed within twenty-foot proximity of the roof vent for the plenum they both serve.

6. Provide new and or modify existing joist pockets associated with installation of new C-joist at the direction of the Structural Engineer.

SECTION 040120.64 – BRICK AND TERRA COTTA MASONRY REPOINTING

1. Re-point brick mortar joints of entire street façade(s).
2. Provide protection for pedestrian traffic, surrounding surfaces, and motor vehicles during chemical cleaning.

 3. Provide all scaffolding.

**SECTION 040140.61 – STONE REPAIR**

1. Provide mortar patching and/or composite patching where loose, exfoliated, blistered, or extremely weathered stone occurs resulting in depressions or loss of surface area greater than 1/8” in depth.
2. All defects shall be carefully removed to stable stone surface.
3. Repairs shall consist of utilizing mortar mix to fill-in or form-out at missing or damaged surfaces to match.

SECTION 040140.62 – STONE REPOINTING

1. Carefully prepare the surface of the stonework at the street façade.
2. Re-caulk all stonework.
3. Stone shall be cleaned and prepared according to manufacturer’s specification prior to installation of mortar patching.
4. Provide and apply products to remove moss, lichen, algae, and all biological material from the building entry portal, stone bands, and windowsills at the street façade.

SECTION 042000 – UNIT MASONRY

1. Provide and install new 8” thick concrete unit masonry parapet walls from roof level, or level as indicated on Drawings, to a height of 2'-0" above roof, as shown on Drawings.
2. Provide and install new 8” thick concrete unit masonry to seal-up existing dumbwaiter door openings and other existing door and window openings, where shown on Drawings.
3. Provide and install new concrete unit masonry walls where shown on Drawings.
4. Provide and install new 8” thick concrete unit masonry walls, height of 18,” on new composite deck at bulkhead roof above public hall stair. CMU walls shall support new skylight as shown on Drawings.

SECTION 047200 – CAST STONE MASONRY

1. Provide and install cast stone lug sills for window openings except at street façades where sills shall match existing, for windows.
2. Provide and install new cast stone window surrounds to match existing.
3. Provide and install new cast stone lintels at direction of the Structural Engineer.
4. Provide and install new cast stone curbing at sidewalk(s) approximately linear feet.
5. Provide and install new cast stone chimney coping where shown on Drawings.
6. Provide and install new cast stone parapet wall coping where shown on Drawings, approximately linear feet.
7. Provide and install new cast stone banding and/or water tables that match existing, approximately linear feet.

# DIVISION 05 - METALS

SECTION 051200 - STRUCTURAL STEEL FRAMING

1. Provide and install new beams, columns, bolts, rivets, and other structural steel shown on Drawings or as directed by the Structural Engineer. Shop coat of paint, erection plans, and shop details shall be included in this contract. Anchor bolts and other incidental items of structural steel required to be built into concrete or masonry shall be installed.
2. Provide all necessary beams, columns, channels, angles, and plates required to support masonry, wood, block, etc., as shown on the Drawings or as directed by Engineer of Record during the progress of the work and must provide all necessary connections, base plates, etc., to safely carry all loads and to comply with local requirements.
3. Reframe, repair, and/or replace existing steel, where shown on the Drawings. Existing steel, which is required to be removed for the installation of new steel, shall be reinstalled.
4. Provide temporary shoring and bracing.

SECTION 053100 - STEEL DECKING

1. Provide and install new corrugated galvanized steel floor deck where shown on Drawings.
2. Cut deck to fit around openings and projections, including Plumbing, Heating, Ventilation and Electric work. Include reinforcing of openings as directed by the Structural Engineer. Carefully examine the Architectural, Structural and Mechanical Drawings to determine the size, type, and quantity of openings required. It shall be the sub-contractor's responsibility to provide all such holes and or openings in proper locations. Every effort shall be made by the sub-contractor to obtain all necessary information as to openings from all other trades so that openings can be limited to this section and to avoid additional cutting by other trades.

SECTION 054000 - COLD FORMED METAL FRAMING

Provide new steel C-joists based on span, where shown on Drawings or as directed by the Structural Engineer.

SECTION 055000 - METAL FABRICATIONS

1. Repair existing fire escapes: Scrape all rust. Provide new drop ladders. Provide new protective rails at all fire escape platforms and balconies in accordance with Section 53 and Rule 4.0 of The New York State Multiple Dwelling Law (MDL).
2. Provide and install new fire escapes as conforming to MDL Section 53 and Rule 4.0 where shown on Drawings.
3. Provide and install new public hall window guards at all public hall windows and child window guards at all apartment windows (except at windows opening on fire escapes or where burglar bar window grilles are provided).
4. Provide new loose steel angle lintels for new masonry openings.
5. Provide and install new loose steel angle lintels for existing window openings as directed by the Structural Engineer.
6. Provide and install new house numbers where shown on Drawings.
7. Provide and install NYC Fire Department certified fire escape window swing gates. The gate shall be hinged and shall swing as shown on Drawings. Install gates at all fire escape windows and at one window of each apartment at first floor level and where shown on Drawings.
8. Provide and install new burglar bar grilles mounted on exterior face of masonry openings and at all first floor and cellar windows and louvers. Provide modified grilles for all windows where air conditioner (appliance) outlets are shown on electrical plans.
9. Provide and install new steel picket gates with exterior grade panic hardware and guard plate at street entrance to fire passages as shown on Drawings.
10. Provide and install new areaway gratings where shown on Drawings.
11. Provide and install new steel diamond plate covers with handle pull, for house trap.
12. Provide and install new steel grating cover for sump pumps pit.
13. Provide non-slip metal nosing with anchor for all exterior concrete steps.
14. Provide metal tree pit guards where shown on Drawings.
15. Provide and install new aluminum thresholds for all roof and basement doors. Refer to Door Schedule.
16. Repair existing sheet metal cornices as shown on Drawings, approximately linear feet.
17. Provide and install 20-gauge sheet metal on the gypsum board ceiling throughout boiler room, approximately square feet (for Old Law Tenements).

SECTION 055113 – METAL PAN STAIRS

1. Interior Public Hall Stairs:

a. Provide and install new steel stair and platforms complete with new steel pan treads, assemblies, stringers, risers and supports, newels, balusters, wood handrails, channel support, etc.

1. Shop prime all metal.

SECTION 055116 – METAL PLATE STAIRS

* 1. Cellar Stairs:

a. Provide and install new steel stair complete with steel assemblies, diamond plate platform and treads (open risers), metal handrails, channel supports, Lally columns, etc.

* 1. Exterior Steel Stairs:

a. Provide and install new exterior steel stair including steel stair assemblies, diamond plate platform and treads (open risers), metal handrails, channel supports, footings, etc.

1. Shop prime all metal.

SECTION 055213 - PIPE AND TUBE RAILINGS

1. Provide and install new steel pipe railings and hand railings for all exterior stair and where shown on Drawings.

SECTION 057300 DECORATIVE METAL RAILINGS

1. Provide and install new feet high steel picket fence and gate with hardware, where shown on Drawings, approximately square feet.
2. Provide and install new aluminum handrails with posts with metal pipe sleeves and/or wall brackets at lobby and vestibule stairs where and as shown on Drawings, approximately linear feet.

# DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

SECTION 061000 - ROUGH CARPENTRY

1. Provide and install new 3" x 8", 3" x 10”, or 3" x 12" wood joists based on span, and 1,000 psi, as directed by Structural Engineer. New joist pockets shall be provided where new joists are required. Existing joist pockets shall be modified as necessary for the installation of new joists.
2. Special Note:In Special Flood Hazard Areas (SFHA) as designated by FEMA, all floor framing located below the base flood elevation shall be decay resistant heartwood or as directed by the Structural Engineer.
3. Provide and install reinforcement plates for bathroom accessories, including grab bars and kitchen wall cabinets.
4. Provide and install new wood sub-frame where new windows are to be installed.
5. Provide and install 1" x 3" decay resistant heartwood sleepers at 16" o.c., (on center) at first tier concrete deck throughout first floor apartments and at second floor concrete deck located above first floor public hall and vestibule, where shown on Drawings.
6. Provide and install double headers and trimmers at all duct installations shown on Drawings and at chimney breasts or where chimney breasts are shown to be removed.

SECTION 061600 – SHEATHING

1. Provide and install new 3/4" thick plywood CD - Exposure 1 grade agency certified roof sheathing for entire roof approximately square feet.
2. Provide and install new 5/8" thick APA underlayment Group 1 Exposure 1 plywood with exterior glue where new Vinyl Composition Tile (V.C.T.) is to be installed, approximately square feet.
3. Provide and install new 3/4" thick plywood sub-flooring with exterior glue; CD grade for living rooms and bedrooms; 3/4" thick, exterior glue, CD grade for bathrooms and kitchens, agency certified.
4. Special Note: In Special Flood Hazard Areas (SFHA) as designated by FEMA where the installation of the plywood shall be located below the base flood elevation, provide and install APA identified marine grade plywood.

**SECTION 062023 – INTERIOR FINISH CARPENTRY**

1. Provide and install new base and wall wood cabinets and counter tops for all apartment kitchens, where shown on Drawings. Furnished under *Section 123530 – Residential Casework.*
2. Provide and install all wood closet shelving and clothes hanging rods complete with cleats at all closets.
3. Provide and install all new wood stools, aprons, and other wood trim at new aluminum double-hung windows.
4. Provide and install all new wood bases, clamshell type 3-1/2” high with quarter round molding at all walls, closets, and at the base of all kitchen cabinets.
5. Install all finish hardware for wood doors and hollow metal doors. Furnished under *Section 087100 – Door Hardware.*
6. Provide and install wood transition strips between ceramic flooring in kitchen and adjacent areas that have hardwood flooring.

SECTION 064300 – WOOD STAIRS AND RAILINGS

1. Provide and install oak wood stairs including stringers, treads, risers, balusters, and newels, where shown on Drawings.

SECTION 068000 – COMPOSITE FABRICATIONS

1. Provide and install new fiberglass cornices where shown on Drawings.

# DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 071416 – COLD FLUID APPLIED WATERPROOFING

* + - 1. Provide and apply polyurethane/latex waterproofing where shown on Drawings.

SECTION 071900 – WATER REPELLENTS

1. Provide and apply clear penetrating water repellent sealer for brick, cast stone, natural stone, and stucco on entire surface of street façade(s).
2. See specification examination, preparation, and application requirements.

SECTION 072100 – THERMAL INSULATION

1. Provide and install continuous rigid insulation at interior face of exterior masonry walls.
2. Provide and install new batt insulation between studs within furred space at exterior masonry walls.
3. Provide and install new batt insulation in plenum below roof joists, as shown on Drawings.
4. Provide and install new batt insulation in suspended ceiling throughout fire passages.
5. Provide and install loose-fill insulation where indicated on Drawings.
6. Provide and install new sound attenuation fire batts in walls between apartments, and as indicated in partition schedule.
7. Provide and install fire-stopping between apartments as shown on Drawings.
8. Provide and install new sound attenuation fire batts insulation in boiler room ceiling.

SECTION 072419 – WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM

1. Provide and install water-drainage EIFS at all masonry walls except street façades.

SECTION 073113 – ASPHALT SHINGLES

1. Provide and install square feet of new asphalt shingles where shown on Drawings.

SECTION 074600 – ALUMINUM SIDING

1. Provide and install linear feet of new aluminum siding where indicated on Drawings.

SECTION 074600 – FIBER-CEMENT SIDING

1. Provide and install linear feet of new fiber-cement siding where indicated on Drawings.

SECTION 075216 – SBS MODIFIED BITUMINOUS MEMBRANE ROOFING

1. Provide and install new bituminous membrane roofing for entire main roof area and bulkhead roofs, approximately square feet.
2. Provide and install new bituminous membrane base flashing at all vertical surfaces on roofs, approximately linear feet.
3. Provide and install new cant strip at entire perimeter of parapet walls and at bulkhead walls, approximately linear feet.

SECTION 075600 – ROOF COATINGS

1. Provide and apply approximately square feet of reflective coating on roof.

SECTION 076200 – SHEET METAL FLASHING AND TRIM

1. Provide and install new aluminum flashing for all roof penetrations.
2. Provide and install new aluminum gutters and leaders.
3. Provide and install new aluminum scuppers, leader heads, and leaders where shown on Drawings.
4. Provide and install new aluminum flashing for vent pipes and other mechanical items penetrating roofing.
5. Provide and install new aluminum fascia at stair and elevator bulkhead roofs, approximately linear feet.
6. Provide and install new roof vents where shown on Drawings.

SECTION 077100 – ROOF SPECIALTIES

1. Provide and install metal cap coping with drip edges at all parapet walls and bulkhead walls, approximately linear feet.
2. Provide and install and install new aluminum cap (counter) flashing with reglets at entire perimeter of main roof parapet walls, at bulkhead parapet walls, and walls that support the skylight, approximately linear feet.

SECTION 077200 – ROOF ACCESSORIES

1. Provide and install roof hatch as shown on Drawings.

SECTION 078100 – APPLIED FIRE PROTECTION

1. Provide and apply new-sprayed fireproofing at all exposed structural steel and underside of composite floor deck in accordance with code requirements for fire resistance ratings.

SECTION 078413 – PENTRATION FIRESTOPPING

1. Provide and install penetration fire-stopping systems at penetrations in fire-resistance-rated walls between apartments.
2. Provide and install penetration fire-stopping systems at openings in horizontal floor assemblies.

SECTION 078443 – JOINT FIRESTOPPING

* 1. Provide and install appropriate product at joints in or between fire-resistant-rated assemblies.

SECTION 079200 – JOINT SEALANTS

1. Caulk all exterior windows and door frames.
2. Caulk all joints of existing stone and new pre-cast concrete parapet and chimney copings.
3. Caulk all bathtubs at intersection of tub and ceramic tile wall and at intersection of base of bathtub and floor.
4. Caulk under saddles for all new exterior doors.
5. Caulk joints under steel lintels bearing at each window head.
6. Caulk joint at all countertop and splash boards in kitchens.
7. Caulk joints between stone sills and masonry.
8. Caulk at all fence post bases.

# DIVISION 08 – OPENINGS

SECTION 081113 – HOLLOW METAL DOORS AND FRAMES

1. Provide and install new hollow metal apartment entrance doors and welded frames for all apartments. Refer to Door Schedule.
2. Provide and install new cellar and bulkhead hollow metal doors and frames. Refer to Door Schedule.
3. Provide and install new steel doors with hardware, frames, sidelights, and transoms for building entrance and vestibule entrance. Refer to Door Schedule.
4. Provide and install new knock-down type hollow metal frames for new hinged hollow core wood doors.
5. Special Note: In Special Flood Hazard Areas (SFHA) as designated by FEMA where doors are located below the base flood elevation, provide and install new hollow metal doors and frames at interior of apartment. Refer to Door Schedule on Drawings.

SECTION 081416 - FLUSH WOOD DOORS

1. Provide and install new hollow core wood doors for all bedrooms, bathrooms, and closets. Refer to Door Schedule on Drawings.

SECTION 083113 – ACCESS DOORS AND FRAMES

1. Provide and install new breaching frame, thimble and cleanout door, and frame at the base of existing chimneys.
2. Provide and install new access panels where shown on Drawings.

SECTION 083326 OVERHEAD COILING GRILLE

1. Provide and install coiling grille where indicated on Drawings.

**SECTION 084113 – ALUMINUM-FRAMED STOREFRONTS**

1. Provide and install new aluminum storefronts and doors including hardware.
2. Provide and install new insulated aluminum-faced panels to be installed in storefronts as shown on Drawings.
3. Provide and install new projected aluminum windows in storefronts as shown on Drawings.

**SECTION 084213 ALUMINUM-FRAMED ENTRANCES**

* 1. Provide and install new aluminum doors with hardware, frames, sidelights, and transoms for building entrance and vestibule entrance.

SECTION 085113 – ALUMINUM WINDOWS

1. Provide and install new light commercial, side-loaded double-hung, casement, or awning (aka projected, aka hopper) windows with insulating glass and insect screens, complying with the New York City Energy Conservation Code. Refer to Window Schedule on Drawings for types of glazing at specific locations.

SECTION 085123 – FIRE-RATED WINDOWS

1. Provide and install new 3/4-hour fire-rated steel frames and sashes at public hall window openings. Glazing to be wired and obscure. Refer to Window Schedule on Drawings.
2. Provide and install new zinc-coated aluminum on wood-core window units (“Kalamine’) at public hall window openings. Glazing to be wired and obscure. Refer to Window Schedule on Drawings.

SECTION 085200 – WOOD WINDOWS (Landmark District Projects Only)

1. Provide and install new wood windows in configurations approved by the Landmarks Commission. Refer to Window Schedule on Drawings.

SECTION 085313 – VINYL WINDOWS

1. Provide and install new vinyl windows. Refer to Window Schedule on Drawings

SECTION 086300 – METAL-FRAMED SKYLIGHTS

1. Provide and install new skylights with screens at all existing stair and elevator bulkheads.

SECTION 087100 – DOOR HARDWARE*See Schedule in Master Guide Specifications Section 087100.*

1. Provide and install locks, saddles, spring hinges, chimes, door stops, and silencers at apartment entrance doors and frames.
2. Provide and install privacy locks, hinges, doorstops, and silencers at bathroom doors and frames and at bedroom doors and frames.
3. Provide and install dummy trim, hinges, magnetic catches, and door stops at closet doors and frames.
4. Provide and install locks, hinges, and door stops at cellar/basement doors.
5. Provide and install latches, spring hinges, rubber-covered chain, and exit control/alarm lock at doors.
6. Provide and install electric/electromagnetic locks, continuous hinges and door closers at building entrance and vestibule doors (aluminum or hollow metal).
7. Provide and install exterior grade panic hardware with alarm for fire passage picket gate.
8. Provide and install new compressible neoprene sponge weather-stripping for all new exterior doors.

SECTION 088000 – GLAZING

1. Provide clear insulating glass for all new apartment windows.
2. Provide obscure insulating glass for all new bathroom windows.
3. Provide 1/4” wire glass for new public hall windows.
4. Provide 1/4” wire glass for all new vestibule doors, sidelights, and transoms.
5. Provide 1/4” thick tempered glass for all new building entrance doors, sidelights, and transoms.
6. Provide 1/4” thick tempered glass at storefront entrance doors, sidelights, and transoms.
7. Provide 1/4” thick tempered glass at storefront windows.

SECTION 089119 – FIXED LOUVERS

1. Provide and install new louvers where shown on Drawings.

SECTION 089516 – WALL VENTS

1. Provide and install new wall vents where shown on Drawings.

# DIVISION 09 – FINISHES

SECTION 092117 – GYPSUM BOARD SHAFT WALL ASSEMBLIES

1. Provide and install core board enclosure for all duct shafts as and where shown on Drawings.

SECTION 092216 – NON-STRUCTURAL METAL FRAMING

1. Provide and install new metal stud framing for new drywall partitions as indicated on Drawings.
2. Provide and install new metal furring at interior face of all interior and exterior masonry walls in apartments and where shown on Drawings.
3. Provide and install suspended ceiling assembly throughout all apartments, public halls, vestibule, stairs, and fire passages.
4. Provide and install new metal stud framing for new drywall enclosures for sprinkler piping at uppermost floor where sprinkler soffit is shown on Drawings.
5. Provide and install metal stud framing for partitions in commercial spaces as shown on Drawings.
6. Provide and install metal furring channels at all interior masonry walls in commercial spaces.

SECTION 092300 – GYPSUM PLASTERING

1. Provide and install new wire lath and vermiculite plaster for firestopping located at the base of all pipe chases for vertical penetrations.
2. Provide and apply high-density crack-resistant cement finish plaster on all masonry wall surfaces at vestibule, lobby, public halls, stairwells, and interior bulkhead walls.
3. Patch at existing partitions where openings have been made for plumbing, mechanical, and electrical system replacements.

SECTION 092400 – CEMENT PLASTERING

1. Provide and apply reinforced stucco on entire façade of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet walls at the outer courts, rear yard, roof side of parapet walls, and bulkhead walls, approximately square feet.
2. Patch and repair stucco at exterior masonry wall surfaces where stucco has been removed, approximately square feet.

SECTION 092900 – GYPSUM BOARD

1. Provide and install 5/8” thick Type III Grade X, Class 1 gypsum board at all walls, ceilings, window returns, and drop arches in kitchens of all apartments, public spaces, and commercial spaces. Provide 2-hour rated ceiling at commercial spaces.
2. Provide and install 1/2” thick cement board in bathrooms, at all tub surround walls where ceramic tile is to be installed. Refer to bathroom elevations on Drawings. Provide same at toilets in commercial spaces.
3. Provide and install 1” thick, gypsum liner panels for use with C-H Stud Infill Panel System, located in the assembly for the underside of the public hall stair and as shown on Drawings.
4. Special Note: In Special Flood Hazard Areas (SFHA) as designated by FEMA where doors are located below the base flood elevation, provide and install new gypsum board at interior of apartment. Refer to Finish Schedule on Drawings.
5. Provide and install cement board at fire passage ceiling.
6. Provide and install 1/4” thick cementitious underlayment board in kitchens and bathrooms where ceramic floor tile shall be installed.

SECTION 093000 – TILING, GROUT AND BATHROOM ACCESSORIES

1. Provide and install ceramic floor tile for all apartment bathrooms.
2. Provide and install glazed wall tile at kitchen walls, at bathroom walls, at tub surrounds, and at all other walls as shown on Drawings.
3. Provide and install 6” sanitary cove base at all bathroom walls.
4. Provide and install ceramic accessories at all apartment bathrooms where shown on Drawings.
5. Provide and install marble saddles at all apartment entrances and at bathroom and toilet room doors. Refer to Drawings for profiles. The saddles at apartment entrances shall match the depth of the door frame.
6. Provide and install new glazed ceramic wall tile (full height) in vestibule as shown on Drawings. Refer to Drawings for tile sizes.
7. Provide and install new ceramic tile wainscot, as shown on Drawings, at public hall areas and stair enclosures from first floor to intermediate landing above topmost floor.
8. Provide and install new marble treads for existing open pan steel stairs at public halls.
9. Provide and install new tile at all public hall floors, closed-pan stair treads, and platforms of public hall stairs. Refer to Drawings for tile sizes and details.
10. Provide and install 1-1/2” thick reinforced mortar bed where floor tiles are to be installed. Refer to Drawings for installation details.
11. Provide and install new ceramic flooring at all apartment kitchens and other areas indicated on Finish Schedule on Drawings.
12. Provide and install ceramic floor tile and sanitary cove base at walls for commercial toilet(s).

SECTION 096400 – WOOD FLOORING

1. Provide and install new strip hardwood flooring throughout all apartments (except bathrooms and kitchens, unless otherwise indicated on Drawings).
2. Provide and apply polyurethane finish system.

SECTION 096513 – RESILIENT BASE AND ACCESSORIES

1. Provide and install new resilient bases for all walls throughout commercial spaces and as indicated on Finish Schedule on Drawings.

SECTION 096519 – RESILIENT FLOORING

1. Provide and install new vinyl composition tile (V.C.T.) flooring at commercial spaces and as indicated on Drawings.
2. Provide and install new solid vinyl tile (LVT; Luxury Vinyl Tile) flooring in residential spaces as indicated on Finish Schedule on Drawings.

SECTION 099113 – EXTERIOR PAINTING

1. Provide and apply new primer and paint on all existing fire escapes.
2. Provide and apply new primer and paint on all exterior ferrous metal surfaces (doors and frames, gates, railings, stairs, burglar bar grilles, etc.).
3. Provide and apply paint remover to strip graffiti and paint from masonry where indicated on Drawings. This Contractor shall provide a test area as directed by the Design Professional of Record prior to application of any paint remover on remainder of building surfaces.
4. Provide and apply chemical cleaning at all street façades from grade to top of roof parapets. Prior to application of any chemical cleaning product, this Contractor shall apply chemical cleaner to a test area designated by the Design Professional of Record.
5. Paint existing metal cornices, approximately linear feet.

SECTION 099123 – INTERIOR PAINTING

1. Provide and apply new prime and paint for all walls and ceilings in apartments according to Specification Section 099123 Interior Painting and as indicated on drawing.
2. Provide and apply new prime and paint for all walls and ceilings in public areas.
3. Provide and apply new prime and paint for all service area (boiler room, passages, etc.) walls and ceilings and as indicated on drawing.
4. Provide and apply new prime and paint for all public hall, stairs and stairwells.

SECTION 099723 – CEMENTITIOUS COATINGS

1. Provide and apply cementitious coating system on entire face of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet walls at the outer courts and rear yard. The texture shall be fine (for pigmented products). Refer to the Finish Schedule on Drawings for colors. Prior to application of coating, this Contractor shall apply coating to test areas designated by the Design Professional of Record.

# DIVISION 10 – SPECIALTIES

SECTION 101432 – PANEL SIGNAGE

* 1. Provide and install signage as described in *Master Guide Specifications Section 101432.*
	2. One (1) Administrative Code Sign on the interior face of each apartment entrance door; total signs.
	3. One (1) Administrative Code Sign on both sides of all doors located between the apartment entrance door and the building’s entrance door; total signs.
	4. One (1) Administrative Code Sign on both sides of stairway doors; total signs.

SECTION 102113 – METAL TOILET PARTITIONS

1. Provide and install all new metal toilet partitions with doors, all necessary accessories, and fasteners.
2. Provide and install urinal screens.

SECTION 102800 – TOILET, BATHROOM, AND CUSTODIAL ACCESSORIES

Commercial Toilet Rooms

1. Provide and install new toilet tissue dispenser unit(s) where shown on Drawings.
2. Provide and install new sanitary-napkin disposal unit(s) where shown on Drawings.
3. Provide and install new paper towel dispenser(s) where shown on Drawings.
4. Provide and install new waste receptacle(s) where shown on Drawings.
5. Provide and install new soap dispenser(s) where shown on Drawings.
6. Provide and install new grab bar(s) where shown on Drawings.

Apartment Bathrooms

* 1. Provide and install new medicine cabinets for all bathrooms where shown on Drawings.
	2. Provide and install new shower curtain rods at all tubs and showers where shown on Drawings.
	3. Provide and install reinforcement plates for bathroom accessories, including anchorage for grab bars, where shown on Drawings.
	4. Provide and install grab bars in bathrooms where shown on Drawings.
	5. Provide and install safety rails in bathrooms where shown on Drawings.
	6. Provide and install guards at exposed piping under lavatories in handicapped toilets and in apartment bathrooms where vanity will not be installed, and at kitchen sinks where base cabinet will not be installed, where shown on Drawings.
	7. Provide and install seats at bathtubs and showers where indicated on Drawings.
	8. Provide and install towel bars in bathrooms where indicated on Drawings.
	9. Provide and install robe hooks in bathrooms where indicated on Drawings.

Janitor Closets

1. Provide and install stainless steel utility shelf where shown on Drawings.
2. Provide and install mop and broom holders where shown on Drawings.
3. Provide and install roll paper towel dispenser where shown on Drawings.
4. Provide and install liquid soap dispenser where shown on Drawings.

SECTION 104416 FIRE EXTINGUISHERS

* 1. Provide and install mountings for hand-carried fire extinguishers where shown on Drawings.

SECTION 105500 – POSTAL SPECIALTIES

1. Provide and install all new mailboxes with directory according to United States Postal Service requirements where shown on Drawings.
2. Provide and install all new parcel lockers where shown on Drawings.
3. Provide and install accessories as directed by the Design Professional of Record.

# DIVISION 11 – EQUIPMENT

SECTION 113100 – RESIDENTIAL APPLIANCES

1. Provide and install new electric Energy-Star qualified refrigerators for all apartment kitchens.
2. Provide and install new electric ranges with electronic ignition, for all apartment kitchens. Connection to service shall be provided by others.
3. Provide and install new range hoods over all ranges in apartment kitchens. Connection to service shall be provided by others.

 SECTION 118226 – FACILITY WASTE COMPACTORS

1. Provide and install a new trash compactor unit complete with hydraulic power pack and all controls.
2. Provide all required accessories for a complete installation of compactor, excluding a disconnect switch in the compactor room and water supply piping to compactor fire system that shall be provided by others.

# DIVISION 12 – FURNISHINGS

SECTION 122113 – HORIZONTAL LOUVER WINDOW BLINDS

* + 1. Provide and install manually operated horizontal louver window blinds at windows where indicated on Drawings.
	1. Provide and install motorized horizontal louver window blinds at windows where indicated on Drawings.

SECTION 122413 – ROLLER WINDOW SHADES

* + 1. Provide and install manually operated roller window shades at windows where indicated on Drawings.
		2. Provide and install motorized roller window shades at windows where indicated on Drawings.

SECTION 123530 – RESIDENTIAL CASEWORK

1. Provide and install new solid oak kitchen cabinets. Unless otherwise shown on Drawings, wall cabinets shall be 30" high except 12" high over the refrigerator and 18" high over the range. Total kitchens.
2. Provide and install bathroom vanities as shown on Drawings.

SECTION 123623.13 – PLASTIC-LAMINATE-CLAD COUNTERTOPS

1. Provide and install new plastic laminate-covered countertops, backsplashes, side-splashes, and end-splashes that shall meet the standards of ANSI A161.2. Total kitchens.
2. Make necessary field measurements to insure proper fit and installation prior to manufacturing.

SECTION 123661.19 – QUARTZ AGGLOMERATE COUNTERTOPS

1. Provide and install new quartz countertops, backsplashes, side-splashes, and end-splashes as indicated on Drawings. Total kitchens.
2. Make necessary field measurements to insure proper fit and installation prior to manufacturing.

# DIVISION 14 – CONVEYING EQUIPMENT

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL SHOWING INTENDED INSTALLATION PRIOR TO PROCEEDING WITH THE WORK.

SECTION 142100 – ELECTRIC TRACTION ELEVATORS

1. Provide and install new controller/selector with active fire recall according to NYC Fire Department requirements in RS 18, Rule 211 of latest New York City Building Code. Total **.**
2. Provide and install new drive unit (traction machine-motor-brake-deflector sheave). Total **.**
3. Provide new light fixtures, 48” twin, 40 watts, with toggle switch in overhead. Total .
4. Provide new light fixtures, 48” twin, 40 watts, with toggle switch in motor room. Total .
5. Provide and install new main feed with motor cut-off switch. Total .
6. Provide new steel beams to support overhead sheaves.
7. Provide new and install self-closing motor room door and frame with four-way lock and cylinder. Total .
8. Provide and install new overhead sheaves. Total .
9. Provide and install new governor, over-speed safety switch, with pit tension sheave, and cable. Total .
10. Provide and install new overheads door and buck. Total .
11. Provide and install new steel car sling and platform with toe guard. Total .
12. Provide and install new instantaneous car safety device. Total **.**
13. Provide and install new car guide shoe/roller assemblies. Total .
14. Provide and install new elevator cab complete with capacity plate and two-speed sliding door. Total .
15. Provide and install a new car gang station with alarm, stop switch, and fire recall keyway. Total .
16. Provide and install new light at top of car and under platform. Total .
17. Provide and install new light traveling cable. Total .
18. Provide and install new car door operator with header complete. Total .
19. Provide and install two new position indicators. One to be located in car and other on the lobby floor.
20. Provide and install new hall call station. Total .
21. Provide and install one new hall call station with fire recall keyway located on the lobby floor.
22. Provide and install new two speed sliding doors, door tracks and bucks complete. Total .
23. Provide and install new hoist way door checks. Total .
24. Provide and install new hoist way door interlocks and keepers. Total .
25. Scrape and lubricate existing guide rails. Total .
26. Scrape and lubricate existing counterweight guide rails. Total .
27. Provide and install new counterweight including frame and weights. Total .
28. Provide and install new counterweight guide shoes. Total .
29. Provide and install new hoist cables. Total .
30. Provide and install new traveling cables. Total .
31. Provide and install new shaft pipe and wiring complete. Total .
32. Provide and install new halfway junction box. Total .
33. Provide and install new halfway light source for light travel cable. Total .
34. Provide maintenance and call back service for a period of one (1) year. Refer to Section 142100.
35. Provide and install new directional and final limit switches. Total .
36. Provide new pit light. Total .
37. Provide and file all required Drawings with the NYC Department of Buildings Elevator Division.
38. Provide temporary enclosures or other protection from open hoistways during the time the elevator is being installed.
39. Provide new ABC fire extinguisher in machine room.

SECTION 144200 – WHEELCHAIR LIFTS

1. Provide and install a vertical platform lift where shown on Drawings.

SECTION 149100 – REFUSE CHUTES

1. Provide and install a new trash compactor chute complete with intake doors, chute, frame, sanitizing unit, etc.

# DIVISION 21 - FIRE SUPPRESSION

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL SPRINKLER EQUIPMENT

SECTION 210517 – SLEEVES AND SLEEVE SEALS FOR FIRE SUPPRESSION PIPING

1. Provide for sleeves and sealing systems for all fire suppression piping running through concrete or masonry walls, or slabs.

SECTION 210518 – ESCUTCHEONS FOR FIRE SUPPRESSION PIPING

1. Provide for all escutcheons and floor plates for all fire suppression piping running through walls or flooring.

SECTION 210523 – GENERAL DUTY VALVES FOR WATER-BASED FIRE-SUPRESSION PIPING

1. Provide all new valves for sprinkler system.

SECTION 210533 – HEAT TRACING FOR FIRE SUPPRESSION PIPING

1. Provide for heat tracing for all fire suppression piping in areas subject to freezing complete with all controls, connections, warning indicators, etc.

SECTION 210553 – IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT

1. Provide for labeling and signage for all piping, devices and equipment.
2. Provide for painting (color coding) of all fire suppression piping, valve handles, and appropriate labeling required under Local Law 58/09.

SECTION 210700 – FIRE SUPPRESSION SYSTEMS INSULATION

1. Provide new pipe insulation for all fire suppression piping subject to freezing complete with all securing devices.

SECTION 211100 – FACILITY FIRE SUPPRESSION WATER SERVICE PIPING

1. Provide a new complete water service for building Fire Suppression System from street main to building interior complete with tapping, all piping, fittings, couplings, sidewalk control valve with box, meters, fire department connections, and all required earthwork. This contractor shall be responsible for all fees, filings, and applications with appropriate Agencies.

SECTION 211100 –FIRE DEPARTMENT CONNECTIONS

1. Provide new fire department connections as required for Fire Suppression System complete with all required accessories.

SECTION 211200 – FIRE SUPPRESSION STANDPIPES

1. Provide fully functional new fire standpipe system complete with all piping, fittings, valves, hose connections, fire department (Siamese) connection, gages, and water flow device, and supervisory switches for alarm system.

SECTION 211313 – WET PIPE SPRINKLER SYSTEMS

1. Provide complete new wet pipe sprinkler system complete with all piping, valves, sprinkler heads, fire department (Siamese) connection, inspectors test tee, gages, and water flow device, and supervisory switches for alarm system.

SECTION 213113 – ELECTRIC DRIVE CENTRIFUGAL FIRE PUMPS

1. Provide new fully functional fire pump booster system, complete with all piping, fittings, valves, all accessories, and connections.

SECTION 213400 – PRESSURE MAINTENANCE PUMPS

1. Provide new fully functional fire pressure maintenance jockey pump, complete with all piping, fittings, valves, all accessories, and connections.

SECTION 213900 – CONTROLLERS FOR FIRE PUMP DRIVER SECTION HAS BEEN RELOCATED. REFER TO SECTION 262933 UNDER THE ELECTRICAL DIVISION.

# DIVISION 22 – PLUMBING

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT

SECTION 220516 – EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING

1. Provide expansion fitting and loops for plumbing piping as required for absorption of compression and tension forces due to fluctuations in temperature.

SECTION 220517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

1. Provide for sleeves and sealing systems for all plumbing piping running through concrete or masonry walls, or slabs.

SECTION 220519 - METERS AND GAGES FOR PLUMBING PIPING

1. Provide all temperature and pressure gages for plumbing systems complete with all thermowells, gage attachments, etc.

SECTION 220523.12 - BALL VALVES FOR PLUMBING PIPING

1. Provide all new ball valves for plumbing systems.

SECTION 220523.13 - BUTTERFLY VALVES FOR PLUMBING PIPING

1. Provide all new buttery fly valves for plumbing systems.

SECTION 220523.14 - CHECK VALVES FOR PLUMBING PIPING

1. Provide all new check valves for plumbing systems.

SECTION 220523.15 – GATE VALVES FOR PLUMBING PIPING

* 1. Provide all new gate valves for plumbing systems.

SECTION 220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

1. Provide all hangers and floor clamps for plumbing systems and equipment supports as required.

SECTION 220533 - HEAT TRACING FOR PLUMBING PIPING

1. Provide for heat tracing for all plumbing piping in areas subject to freezing, complete with all controls, connections, warning indicators, etc.

SECTION 220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

1. Provide for labeling and signage of all equipment and valves, indicating direction of flow and pipe contents on piping.

SECTION 220593 – TESTING, ADJUSTING, AND BALANCING FOR PLUMBING

1. Provide for testing and balancing of domestic water system. Provide for adjustments as required.
2. Provide a written final TAB report of systems and provide “As-Built” schematic system diagrams for plumbing system.

SECTION 220719 - PLUMBING PIPING INSULATION

1. Provide complete new pipe insulation for domestic hot, cold, and hot water recirculation lines complete with all securing devices.
2. Provide for protective shield guards on ADA lavatory drainage connections.

SECTION 221113 - FACILITY WATER DISTRIBUTION PIPING

1. Provide complete new water service for building from city street main to 2’ inside building line complete with curb shut-off valve and box.
2. Provide new DEP-approved building service water meter complete with all valves, connections, etc.
3. Provide a back-flow prevention device and all associated equipment on building water service. Device and installation must conform to all NYC Department of Environmental Protection and NYS Department of Health requirements (see details sheet). Installation shall include filing of Test and Maintenance Reports with NYS Department of Health.
4. This contractor shall provide for all fees, filing, and applications with appropriate agencies.

SECTION 221116 - DOMESTIC WATER PIPING

1. Provide a complete new domestic cold-water system commencing from building line and connect to all plumbing fixtures and domestic hot water heating system. System shall conform to all NYC and State requirements. Each riser shall be provided with a shut-off valve, check valve, and drain valve with vacuum breaker (See sections #220523 and #221119).
2. Provide a complete domestic hot water and recirculation distribution system and final connections to boiler room hot water heating equipment.

SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES

1. Provide all new domestic water piping specialty devices as indicated on Drawings and/or required by code. Devices shall include, but not limited to, vacuum breakers, check valves, pressure reducing valves, water mixing valves, strainers, hose bibs, wall hydrants, drain valves, washer supply outlet, and water hammer arresters.

SECTION 221123.13 - DOMESTIC WATER PACKAGED BOOSTER PUMPS

1. Provide a variable speed booster pump and tank for domestic cold-water system complete with control panel and all fittings, valves, associated piping, etc., for complete operation.

SECTION 221316 - SANITARY WASTE AND VENT PIPING

1. Provide complete new sanitary drainage system. System shall include, but not limited to, all stacks, vents, branches, lead bends, offsets, underground and aboveground building house drain lines, and house trap.
2. Provide sub-zones as per RS.16-7 P109.10 of Administrative Building Code.

SECTION 221319 - SANITARY WASTE PIPING SPECIALITIES

1. Provide all new sanitary waste piping specialty devices as indicated on Drawings and/or required by code. Devices shall include, but not limited to, cleanouts, floor drains, roof flashing, and air gap assemblies.

SECTION 221413 - FACILITY STORM DRAINAGE PIPING

1. Provide complete new storm drainage system. System shall include, but not limited to, all piping, connections to all roof and yard drains, underground and aboveground building house drain lines, and storm trap.
2. Provide connections to existing building house sewer.
3. Provide snaking, flushing, and video inspection of existing building house sewer.

SECTION 221423 - STORM DRAINAGE PIPING SPECIALITIES

1. Provide all new storm drainage piping specialty devices as indicated on Drawings and/or required by code. Devices shall include cleanouts, roof drains, downspout scuppers, and yard drains.

SECTION 221429 - SUMP PUMPS

1. Provide new sump pump, check valve, basin/pit cover, and connection to sanitary drainage system.

SECTION 223300 – ELECTRIC DOMESTIC-WATER HEATERS

1. Provide new electric water heater with storage tank or heat pump for domestic hot water production. Installation shall include, but not limited to, all valves, expansion (compression) tank, fittings, aquastat with wiring, disconnect, temperature and pressure safety devices, connections, etc., for complete operation.

SECTION 223500 – DOMESTIC-WATER HEAT EXCHANGERS

1. Provide new in-direct fired combination heat exchanger and storage tank for domestic hot water production. Installation shall include, but not limited to, all valves, expansion (compression) tank, fittings, aquastat with wiring, temperature and pressure safety devices, connections, etc., for complete operation.

SECTION 224100 - RESIDENTIAL PLUMBING FIXTURES

* + - 1. Provide new residential plumbing fixtures. Fixtures shall include bathtubs, lavatories, kitchen sinks, all faucets, Water Sense certified water closets complete with seats, and all drainage and supply connections. Installation shall include bathtub trip-levers, traps, etc., for a complete installation. All kitchen and lavatory faucets shall be provided with low-flow aerators.

SECTION 224213.13 - COMMERCIAL WATER CLOSETS

1. Provide new ADA Water Sense certified water closets complete with seats and with all drainage and supply connections in all commercial and public areas.

SECTION 224216.13 - COMMERCIAL LAVATORIES

1. Provide new ADA lavatories complete with faucet in all commercial and public areas complete with all drainage and supply connections.

SECTION 224216.16 - COMMERCIAL SINKS

1. Provide new service sinks complete with faucet complete with all drainage and supply connections.

# DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT

SECTION 230130.52 – EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING

1. Provide commercial grade cleaning of existing HVAC air-distribution equipment, ducts, plenums, and system components.

SECTION 230516 - EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING

1. Provide for all expansion loops and swing joints for heating system piping.

SECTION 230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING

1. Provide for sleeves and sealing system for all HVAC piping running through penetrations of floors, partitions, and walls.

SECTION 230519 - METERS AND GAGES FOR HVAC PIPING

1. Provide all temperature and pressure gauges for heating system.

SECTION 230523.12 - BALL VALVES FOR HVAC PIPING

1. Provide all new ball valves for hydronic heating system.

SECTION 230523.14 - CHECK VALVES FOR HVAC PIPING

1. Provide all new check valves for hydronic heating system.

SECTION 230523.15 - GATE VALVES FOR HVAC PIPING

1. Provide all new gate valves for hydronic heating system.

SECTION 230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

1. Provide all hangers and floor clamps for HVAC systems and equipment supports, as required.

SECTION 230533 – HEAT TRACING FOR HVAC PIPING

1. Provide for heat tracing for all HVAC piping in areas subject to freezing, complete with all controls, connections, warning indicators, etc.

SECTION 230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

* 1. Provide for labeling and signage of all equipment and valves, indicating direction of flow and pipe contents on piping.

SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC

1. Provide for testing and balancing of ventilation systems. Provide for adjustments as required.
2. Provide for testing and balancing of hydronic heating system. Provide for adjustments as required.
3. Provide a written final TAB report of systems and provide “As-Built” schematic system diagrams for hydronic system.

SECTION 230713 - DUCT INSULATION

1. Provide new insulation on duct-work system as required by the New York City Energy Conservation Code, complete with all securing devices.

SECTION 230719 - HVAC PIPING INSULATION

1. Provide new insulation on entire hydronic heating system piping (except for piping within baseboards enclosures) as required by the New York City Energy Conservation Code, complete with all securing devices.

SECTION 230900 - INSTRUMENTATION AND CONTROL FOR HVAC

1. Provide new boiler controller complete with all sensors, wiring between boiler and sensors, and circulation pumps.
2. Provide thermostatic control valves with-in dwelling units where indicated on Drawings.
3. Provide 7-day programable thermostats within dwelling units for HVAC system where indicated on Drawings (if applicable).

SECTION 231123 - FACILITY NATURAL-GAS PIPING

1. Provide complete new gas supply system from gas service line at exterior wall to all gas burning units, complete with new meter bank. Apartments shall be (*individually*-*master*) metered. This contractor is responsible for all piping, fittings, valves, couplings, sleeves, pressure regulator, meter bars, hangers, etc., as required by utility company. Provide for notification to utility company for all proposed work, and provide for any equipment, services, or fees as required.
2. Provide new gas meter(s) and piping for boiler room equipment, complete with all connections to equipment. This contractor is responsible for all couplings, sleeves, meter bars, etc., as required by utility company.
3. Provide all gas connections to ranges, including all branches, valves, and flex connections, for complete operation.
4. Provide all gas connections to laundry dryers, including all branches, valves, and flex connections, for complete operation.

SECTION 232113 - HYDRONIC PIPING

1. Provide new hydronic heating distribution piping system for building, complete with all piping as required for fully functional system.

SECTION 232116 - HYDRONIC PIPING SPECIALTIES

1. Provide new hydronic piping specialties for hydronic system, valves, air vents, expansion tank, air separators, strainers, etc., as required for fully functional system.

SECTION 232123 - HYDRONIC PUMPS

1. Provide two (2) new hydronic system circulation pumps, complete with all connections.

SECTION 232213– STEAM AND CONDENSATE HEATING PIPING

1. Provide new steam and condensate heating piping, along with all associated accessories, as required for fully functional steam system.

SECTION 232223– STEAM CONDENSATE PUMPS

1. Provide new steam condensate pump, along with all associated accessories, as required for fully functional steam system.

SECTION 232300 – REFRIGERANT PIPING

1. Provide new refrigerant piping, along with all associated accessories, as required for fully functional system.

SECTION 233113 - METAL DUCTS

1. Provide new exhaust ductwork, complete with all hangers.

SECTION 233300 - AIR DUCT ACCESSORIES

1. Provide new back-draft dampers on all exhaust ventilators.
2. Provide new manual volume dampers.
3. Provide constant air regulators (CAR) where indicated on Drawings.
4. Provide new fire dampers at all penetrations of rated walls and floors, and where indicated on Drawings.

SECTION 233423 - HVAC POWER VENTILATORS

1. Provide new roof mounted exhaust ventilators, complete with roof curbs.
2. Provide new wall mounted exhaust ventilators.
3. Provide new interior ceiling mounted bathroom exhaust ventilators.
4. Provide new in-line centrifugal dryer booster exhaust fans, complete with lint traps.

SECTION 233713.13 - AIR DIFFUSERS

1. Provide new air diffusers as indicated on Drawings.

SECTION 233713.23 -REGISTERS, AND GRILLES

1. Provide new adjustable blade type wall and/or ceiling registers as indicated on Drawings.

SECTION 235113.11 - DRAFT CONTROL FANS

1. Provide a new draft control fan complete with all hardware and controls as/if required.

SECTION 235113.16 - VENT DAMPERS

1. Provide new barometric and or vent dampers with all associated hardware as/if required.

SECTION 235116 – FABRICATED BREECHINGS AND ACCESSORIES

1. Provide new fabricated breechings with all associated hardware as/if required.

SECTION 235123 – GAS VENT

1. Provide new gas listed vent with all associated hardware as/if required.

SECTION 235213 - ELECTRIC BOILERS

1. Provide new *( )* MBH output, factory-fabricated, assembled, and tested electric heating plant(s), complete with controls, all associated safety and operating trim devices, and all connections.
2. Provide for boiler start up in accordance with manufacturer’s checklist; boiler start-up must be performed by a factory-trained and certified start- up contractor. Start-up shall include control panel programming. A complete copy of the final list of control panel settings shall be provided by the installing contractor. A documented sign-off shall be provided by this contractor indicating that the boiler has been set-up, installed, wired, programmed, and started in compliance with the manufacture’s guidelines and building parameters.

SECTION 235216 - CONDENSING BOILERS

1. Provide new *(* *)* MBH gross output, factory-fabricated, assembled, tested, floor-mounted or wall-hung gas-fired condensing heating plant(s), complete with controls, condensate drain, burner assembly, all associated safety and operating trim devices, and all connections.
2. Provide for boiler start up in accordance with manufacturer’s checklist; boiler start-up must be performed by a factory-trained and certified start- up contractor. Start-up shall include control panel programming. A complete copy of the final list of control panel settings shall be provided by the installing contractor. A documented sign-off shall be provided by this contractor indicating that the boiler has been set-up, installed, wired, programmed, and started in compliance with the manufacture’s guidelines and building parameters.
3. Provide for all wiring between boiler and burner operating and safety controls.
4. Provide combustion efficiency test.

SECTION 235223 - CAST IRON BOILERS

1. Provide new *( )* MBH gross output gas-fired hydronic-heating plant(s), complete with controls, burner assembly, all associated safety and operating trim devices, and all connections.
2. Provide for boiler start up in accordance with manufacturer’s checklist; boiler start-up must be performed by a factory-trained and certified start- up contractor. Start-up shall include control panel programming. A complete copy of the final list of control panel settings shall be provided by the installing contractor. A documented sign-off shall be provided by this contractor indicating that the boiler has been set-up, installed, wired, programmed, and started in compliance with the manufacture’s guidelines and building parameters.
3. Provide for all wiring between boiler and burner operating and safety controls.
4. Provide combustion efficiency test.

SECTION 235233 - FIRE-TUBE BOILERS

1. Provide new *( )* MBH gross output gas-fired hydronic-heating plant(s), complete with controls, burner assembly, all associated safety and operating trim devices, and all connections.
2. Provide for boiler start up in accordance with manufacturer’s checklist; boiler start-up must be performed by a factory-trained and certified start- up contractor. Start-up shall include control panel programming. A complete copy of the final list of control panel settings shall be provided by the installing contractor. A documented sign-off shall be provided by this contractor indicating that the boiler has been set-up, installed, wired, programmed, and started in compliance with the manufacture’s guidelines and building parameters.
3. Provide for all wiring between boiler and burner operating and safety controls.
4. Provide combustion efficiency test.

SECTION 237219 – FIXED PLATE AIR TO AIR ENERGY RECOVERY UNITS

1. Provide new Energy Recovery unit along with all associated accessories as required for fully functional system.

SECTION 238113.11 – PACKAGED TERMINAL AIR-CONDITIONERS, THROUGH-THE WALL UNITS

1. Provide factory-assembled and -tested, self-contained, packaged, terminal air conditioner with room cabinet, electric refrigeration system, heating (Heat Pump or Hot Water), and temperature controls; fully charged with refrigerant and filled with oil; with cord-connected hardwired chassis.

SECTION 238126 – SPLIT SYSTEM AIR CONDITITIONERS

* 1. Provide new split system complete with thermostats, indoor units, outdoor unit, refrigerant piping, insulation, dunnage, controls, low voltage wiring, and all required accessories, for fully functional system.

SECTION 238129 – VARIABLE-REFRIGERANT FLOW HVAC SYSTEMS

1. Provide new VRF system complete with thermostats, indoor units, outdoor units, refrigerant piping, insulation, dunnage, controls, low voltage wiring, and all required accessories, for fully functional system.

SECTION 238233 – CONVECTORS

1. Provide new hydronic convectors, complete with all valves and connections.

SECTION 238236 - FINNED-TUBE RADIATION HEATERS

1. Provide new hydronic finned tube baseboard heating units, complete with all valves and connections.

# DIVISION 26 – ELECTRICAL

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT

SECTION 260010- SUPPLEMENTAL REQUIREMENTS FOR ELECTRICAL

1. Review supplemental electrical requirements for further coordination.

SECTION 260519- LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

1. Provide a complete new 120/*( )* volt, *( )* phase, *( )* wire system for building lighting and power. Provide new service from the Con Edison service entry for all apartment and building requirements.
2. Provide complete new three-wire system for apartment lighting and power, commencing at service equipment and including all sub-feeders to apartments and all apartment branch circuits.
3. Provide complete new three-wire system for all building lighting and equipment/device power requirements, commencing at main service equipment and including all branch circuits throughout building.

SECTION 260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

1. Provide effective grounding systems as per National Electrical Code (NEC).

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

1. Provide all hangers, supports, and floor clamps for electrical systems and equipment as required.

SECTION 260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

1. Provide for all new metal conduits, tubing, and fittings as required for a complete installation of all electrical systems.
2. Provide for all new metal raceways, surface raceways, and gutters.
3. Provide for all new boxes, enclosures, and cabinets.

SECTION 260544- SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING

1. Provide for sleeves and sealing system for all electrical conduits running through concrete, masonry, or gypsum board walls or slabs.

SECTION 260553- IDENTIFICATION FOR ELECTRICAL SYSTEMS

1. Provide for color coordinated labeling and signage for electrical equipment.

SECTION 260923 - LIGHTING CONTROL DEVICES

1. Provide for all new photoelectric sensor switches for exterior lighting.
2. Provide for new indoor occupancy sensors for lighting fixtures where indicated on Drawings.

SECTION 262416 – PANELBOARDS

1. Provide for new distribution, lighting, and appliance circuit breaker panel boards.
2. Provide new disconnect and over-current protection circuit breakers.

SECTION 262713 - ELECTRICITY METERING

1. Provide for individual apartment and PLP metering devices.
2. Provide for a modular meter mounting center complete with lugs, sockets, and tenant feeder circuit breakers.
3. Provide service current transformers as required by utility company.

SECTION 262726 – WIRING DEVICES

1. Provide for all receptacles, complete with associated device cover plates.
2. Provide for all wall toggle switches, complete with associated device cover plates.
3. Provide for all kitchen exhaust fan timer, telephone, and TV coaxial outlets, complete with all associated device cover plates.

SECTION 262813 – FUSES

1. Provide for main service equipment fuses.

SECTION 262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. Provide for new service end box, fused and non-fusible main, and house and equipment disconnect switches.

SECTION 262933 – CONTROLLERS FOR FIRE PUMP DRIVERS

1. Provide complete new full-service controllers for complete operation of fire booster and pressure maintenance pumps, complete with all connections.

SECTION 263100 – PHOTOVOLTAIC COLLECTORS

1. Provide new PV system complete with solar panels, conduits, wiring, disconnects, inverters, and roof support, as required.
2. Refer to HPD solar technical requirements for further coordination.
3. <https://www.nyc.gov/site/hpd/services-and-information/sustainability.page>
4. <https://www.nyc.gov/site/hpd/services-and-information/solar-where-feasible.page>

SECTION 265116 – FLUORESCENT INTERIOR LIGHTING

1. Provide for new fluorescent interior lighting fixtures, complete with all ballasts, lamps, wiring, controls, and supports, as required for fully functional system.

 SECTION 265117 – FLUORESCENT EXTERIOR LIGHTING

* 1. Provide for new fluorescent exterior lighting fixtures, complete with all ballasts, lamps, wiring, controls, and supports, as required for fully functional system.

SECTION 265119 – LED INTERIOR LIGHTING

1. Provide for new LED interior lighting fixtures, complete with all ballasts, lamps, wiring, controls, and supports, as required for fully functional system.
2. Provide for new bi-level lighting in all non-residential areas where required, complete with all ballasts, lamps, and supports.

SECTION 265213 – EMERGENCY AND EXIT LIGHTING

1. Provide all illuminated exit signs and emergency lighting for all public halls, exterior passages, and cellar/basement areas, complete with all lamps, wiring, and supports, as required for fully functional system.

SECTION 265619 – LED EXTERIOR LIGHTING

1. Provide for new exterior LED lighting fixtures, complete with all ballasts, lamps, wiring, controls, and supports.
2. Provide for photoelectric relays for complete operation of exterior lighting.

# DIVISION 27 – COMMUNICATIONS

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT

SECTION 271313 – COMMUNICATIONS COPPER BACKBONE CABLING

1. Provide communications copper backbone cabling, as required for fully functional broadband system. Refer to HPD new construction and preservation design guidelines for broadband requirements.
2. <https://www.nyc.gov/site/hpd/services-and-information/broadband-development-projects.page>

SECTION 271323 – COMMUNICATIONS OPTICAL FIBER BACKBONE CABLING

1. Provide communications optical fiber backbone cabling, as required for fully functional broadband system. Refer to HPD new construction and preservation design guidelines for broadband requirements.
2. <https://www.nyc.gov/site/hpd/services-and-information/broadband-development-projects.page>

SECTION 271513 – COMMUNICATIONS COPPER BACKBONE CABLING

1. Provide communications copper backbone cabling, as required for fully functional broadband system. Refer to HPD new construction and preservation design guidelines for broadband requirements.
2. <https://www.nyc.gov/site/hpd/services-and-information/broadband-development-projects.page>

SECTION 274133 - MASTER ANTENNA TELEVISION SYSTEM

1. Provide a complete new master television distribution system as detailed in the specifications and as shown on Drawings. System shall include, but not limited to, all equipment, amplifiers, boxes, cables, antenna, distribution equipment, wiring, connections, etc.

SECTION 275123 - INTERCOM SYSTEMS

1. Provide a complete new apartment intercom system where shown on Drawings. System shall include, but not limited to, building entry station, apartment stations, amplifier, all conductors, cables, etc.

# DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

**SECTION 282000 – VIDEO SURVEILLANCE**

1. Provide complete new Closed Circuit Television Surveillance System (CCTSS) for building. System shall include all cameras, camera housings, Digital Video Recorders (DVR), monitors, mounting hardware, control cabinet with temperature control, all video and power wiring between equipment, and all required devices, for complete operation.
2. Provide for setup of entire system for complete operation.
3. Provide operation instructions and training of a minimum two (2) system operators.

**SECTION 284621.1 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM**

1. Provide a complete NYC Fire Department approved fire alarm system with the capability of transmitting status to a central monitoring station. System shall include, but limited to, a fire alarm control panel, addressable smoke and heat detectors, annunciator panel(s), addressable manual pull stations, addressable monitoring modules, addressable relay modules, OS&Y supervisory switches, water flow detectors, alarm notification devices, all wiring, battery back-up, connections, boxes, conduits, etc.

# DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION 321313 – CONCRETE PAVING

1. Refer to Division 3 Concrete, Section 033000 Cast-In-Place Concrete.

SECTION 323113 – CHAIN LINK FENCES AND GATES

1. Provide and install new chain link fencing 6'-0" high where shown on Drawings.