

# Bayard Rustin Educational Complex – Manhattan (M440) Building rehabilitation



Informational meeting with NYC Council Member Corey Johnson, Community Board 4 and the NYC SCA

Penn South Building 8A,  
343 8th Avenue (West 27<sup>th</sup> St.),  
Community Room

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

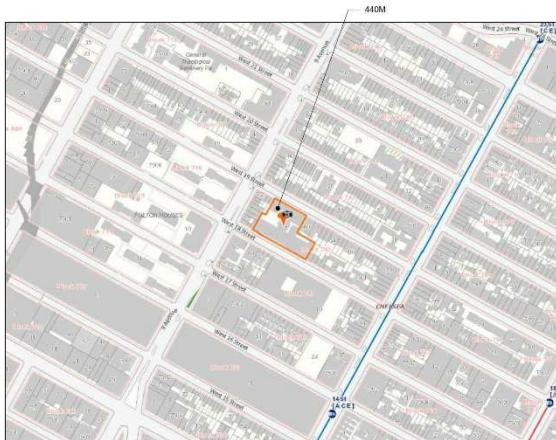


# Agenda

1. Scope of Work
2. Project Timeline
3. Questions and Answers



**LOCATION PLAN**



**351 W 18TH ST, NEW YORK, NY 10011**

BLOCK:	742	MAP:	B8
LOT:	7	BOROUGH:	MANHATTAN
BIN#:	1013096	FLOOD ZONE:	ZONE X
ZONING:	C2-6A	FIRM MAP:	3604970182F

December 09, 2019  
 Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation



# Building History

Constructed in 1930 (Walter C. Martin) as Textile High School

Current School Organizations housed in the Building:

1. Quest to Learn (M422)
2. Hudson High School of Learning Technologies (M437)
3. Humanities Preparatory Academy (M605)
4. James Baldwin School (M313)
5. Landmark High School (M419)
6. Manhattan Business Academy (M392)

December 09, 2019

Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation



# 1. Scope of Work

The entire exterior envelope was investigated and the following deficiencies were observed:

- Stone masonry spalls
- Masonry cracks in brick and stone
- Water penetration into below grade areas causing deterioration of building elements
- Deteriorated roofing and interior leaks into educational spaces



## Spalling condition at parapet wall

Corroded anchors have expanded and cracked and spalled the stone

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

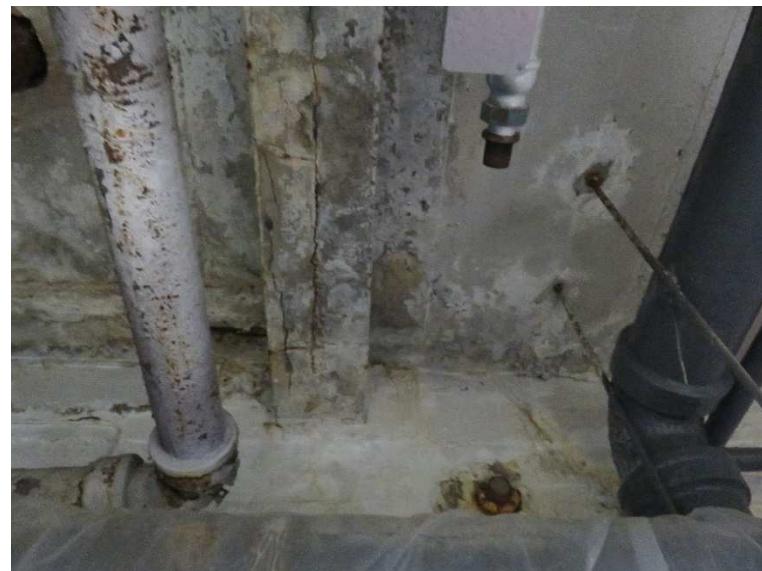




**Masonry cracks and spalls**

December 09, 2019

Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation



**Vault slab and beam deterioration  
due to water infiltration**

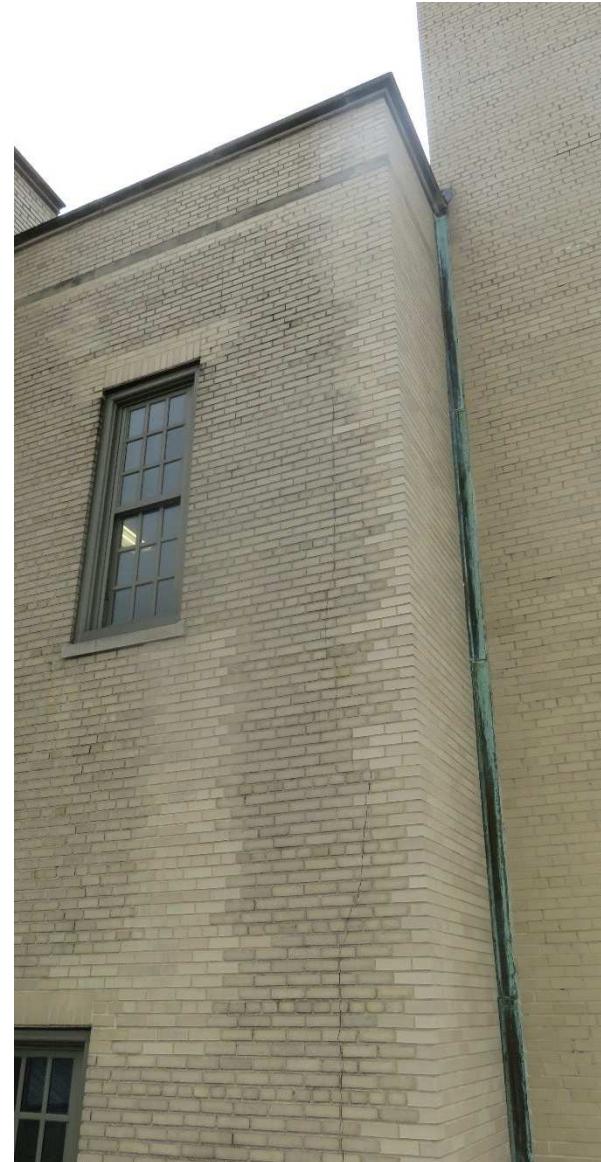




**Brick bulging and open joints  
Corroding steel lintel**

December 09, 2019

Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation



**Large vertical crack at corner**



## Roof cuts revealed water under membrane

December 09, 2019

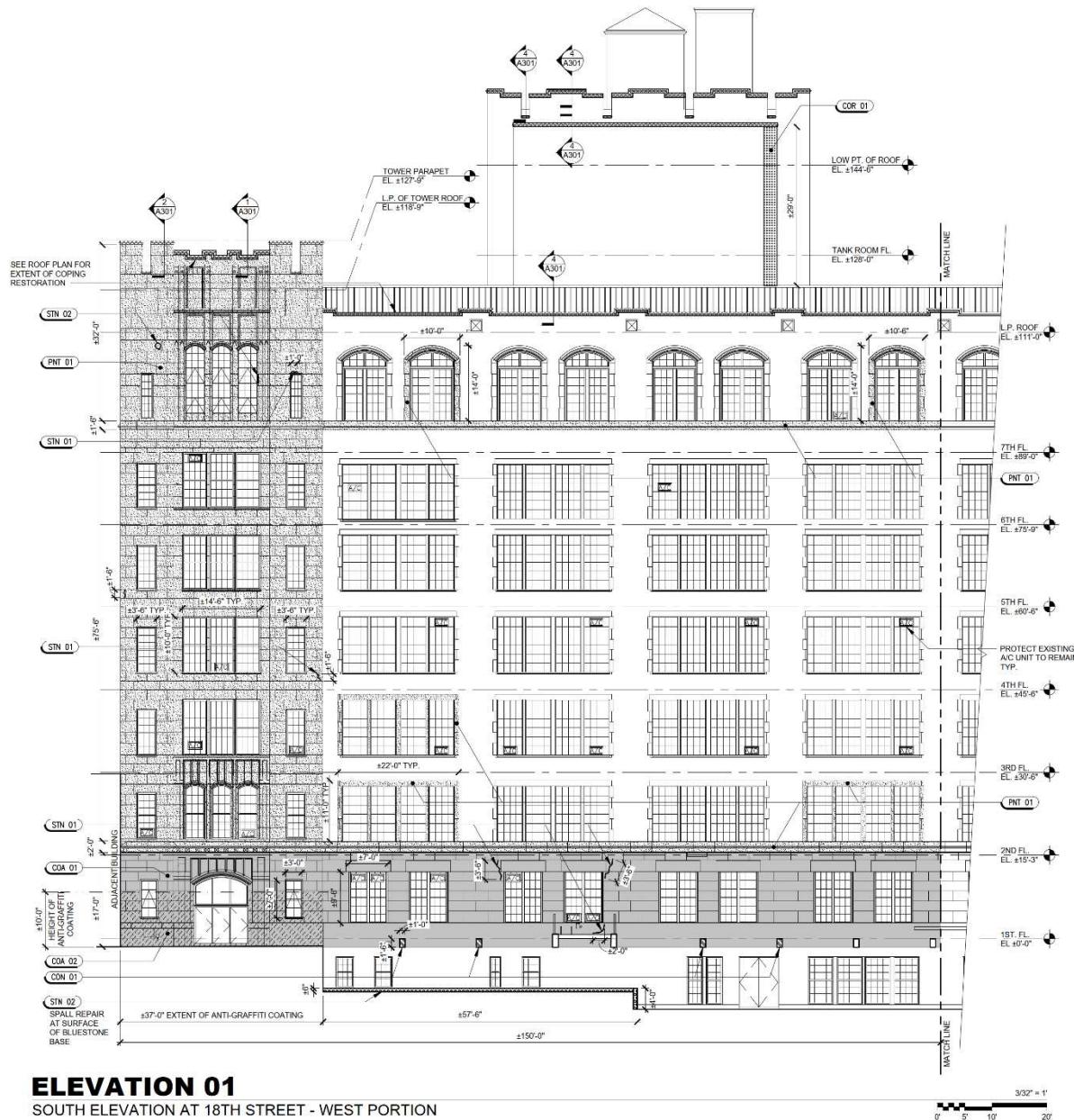
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

## Membrane coating and patching in many locations



# Recommended Exterior Work

1. RESTORATION OF EXISTING STONE AND BRICK MASONRY
2. REMOVAL AND RESETTING OF EXISTING COPINGS WITH REPLACEMENT OF CRACKED AND SPALLED STONE CLADDING UNITS
3. LINTEL AND BRICK REPLACEMENT ABOVE WINDOWS
4. REPLACE CONCRETE SLAB IN AREAWAY WHERE DETERIORATED
5. CONCRETE RESTORATION AT AREAWAY WALLS
6. APPLICATION OF ANTI-GRAFFITI COATING AT STONE BASE
7. REPLACE CONCRETE SLAB OVER SIDEWALK VAULT, AND PROVIDE REPAIRS AND WATERPROOFING
8. REMOVE AND REPLACE MEMBRANE AND SHEET METAL ROOFS, INCLUDING ALL FLASHING.
9. REMOVE AND REPLACE EXISTING HUNG COPPER GUTTERS AND DOWNSPOUTS
10. PROVIDE PARTIAL RAILING MODIFICATION FOR HEIGHT EXTENSION OF EXISTING RAILING SYSTEM
11. REMOVE AND REPLACE FOUR (4) DETERIORATED BULKHEAD ROOF DOORS.

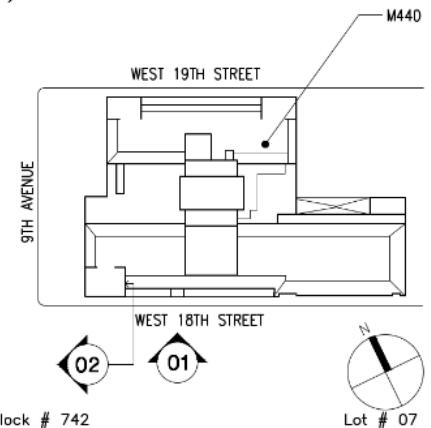


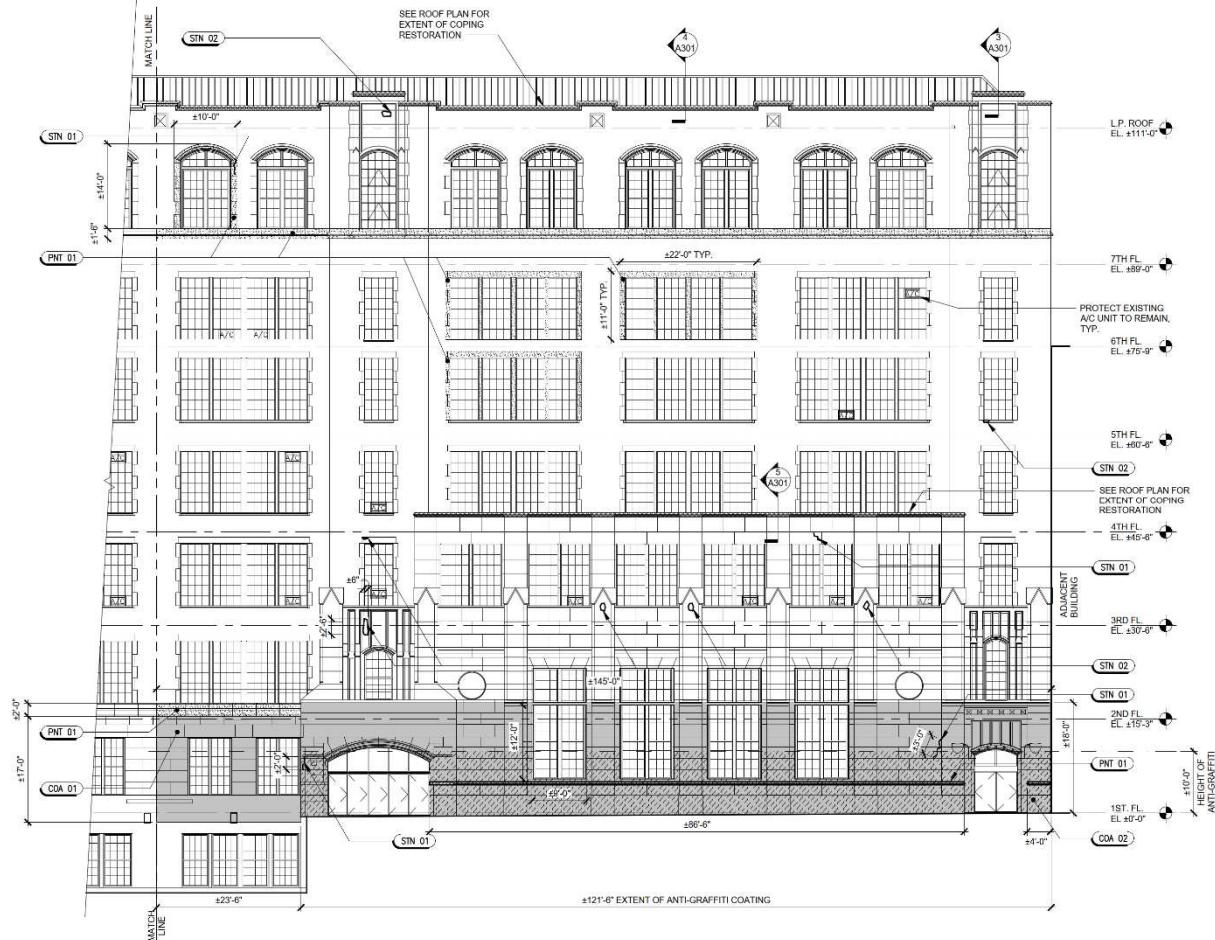
## **ELEVATION 01**

### **SOUTH ELEVATION AT 18TH STREET - WEST PORTION**

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

### Key Plan:



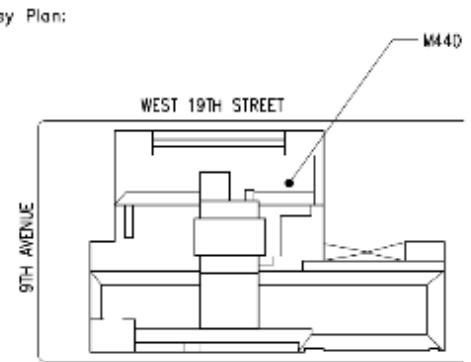


## ELEVATION 03

SOUTH ELEVATION AT 18TH STREET - EAST PORTION

3/32" = 1'  
0' 5' 10' 20'

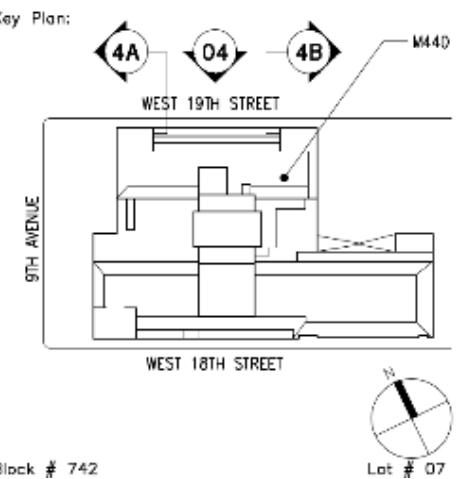
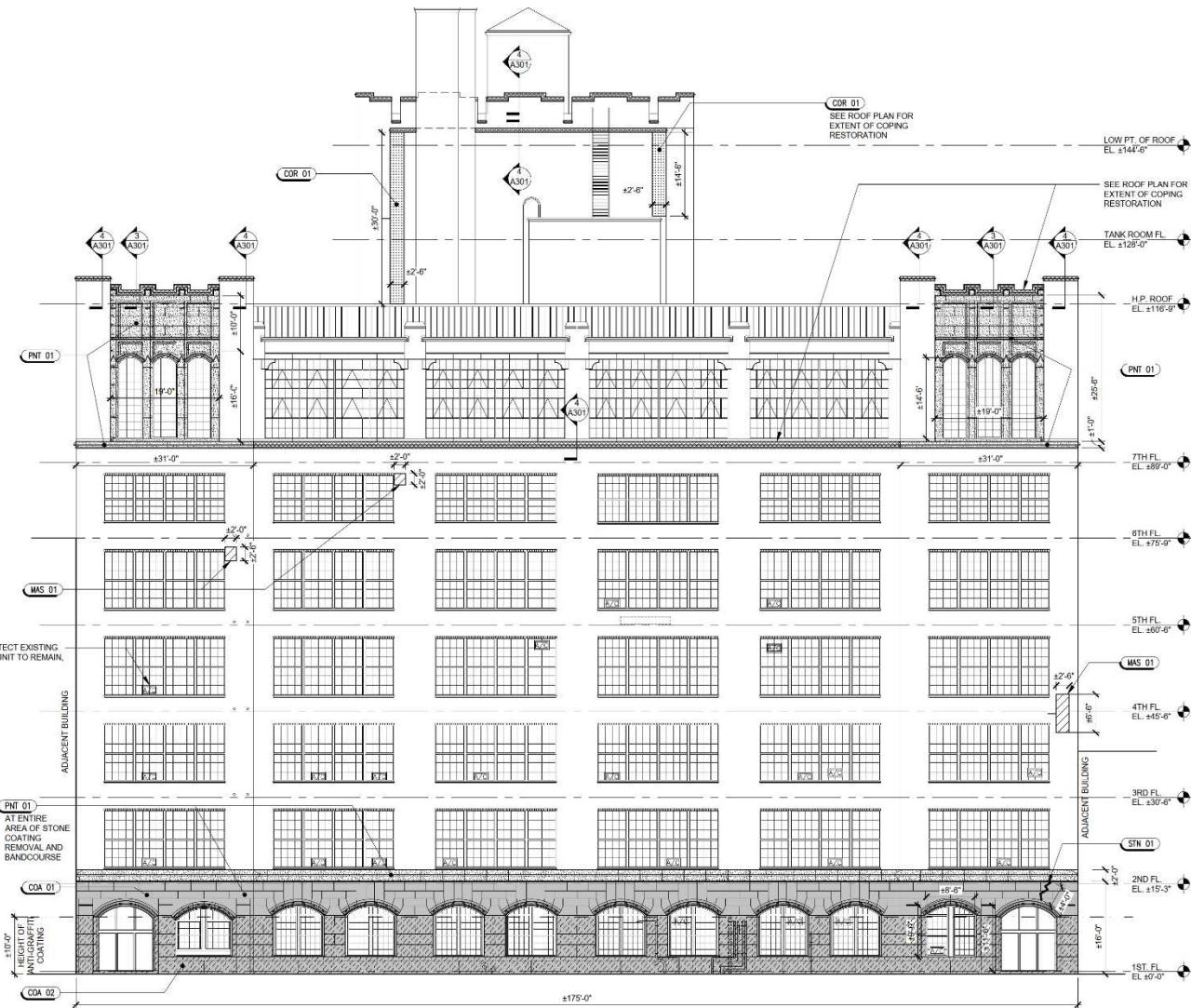
Block # 742



03  
Lot # 07

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation





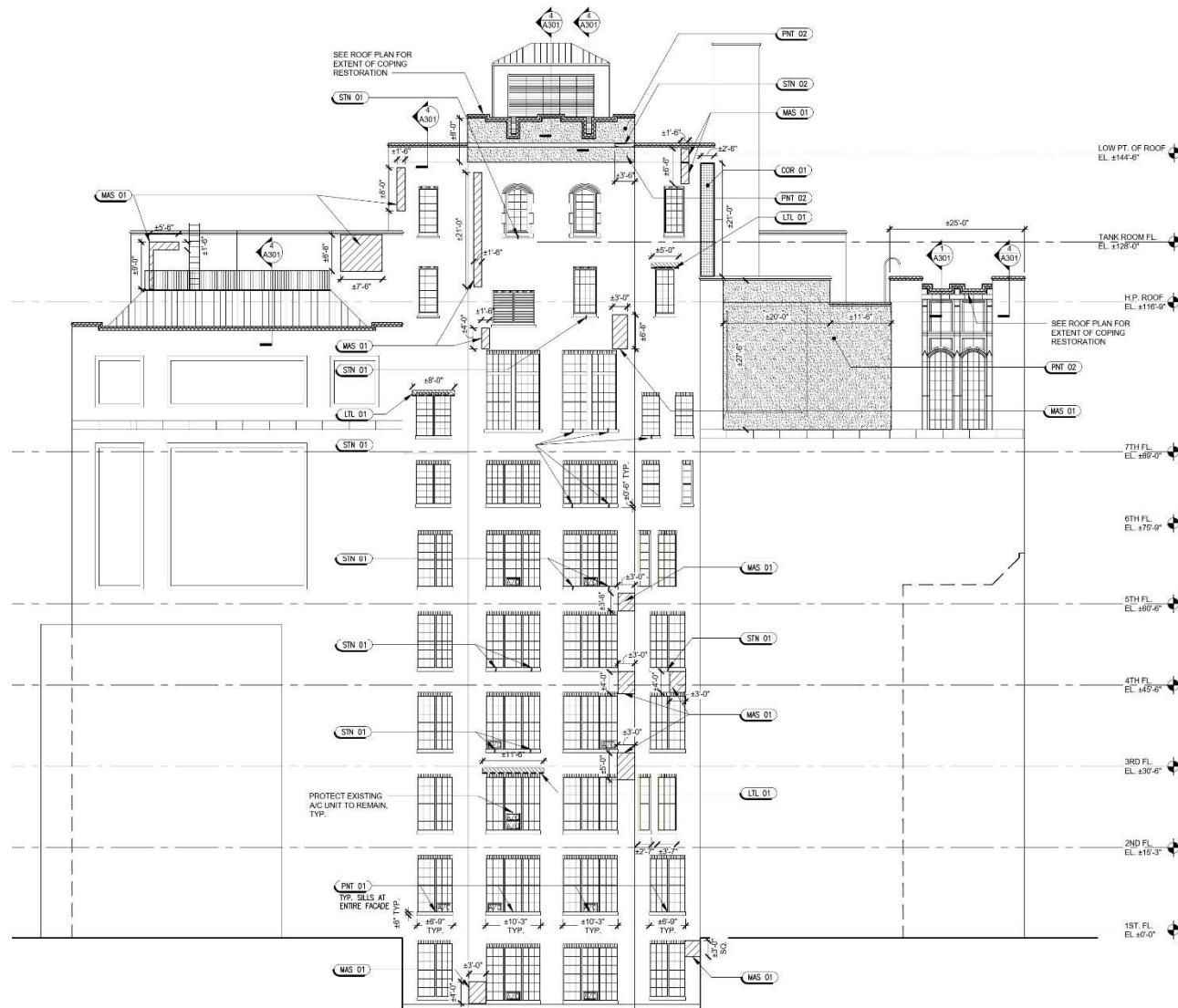
## **ELEVATION 04**

### 19TH STREET (NORTH ELEVATION)

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

A horizontal line representing a 20' span. A tick mark is placed at the 10' mark, labeled  $3/32" = 1'$  above the line.





## **LEVEL 05**

---

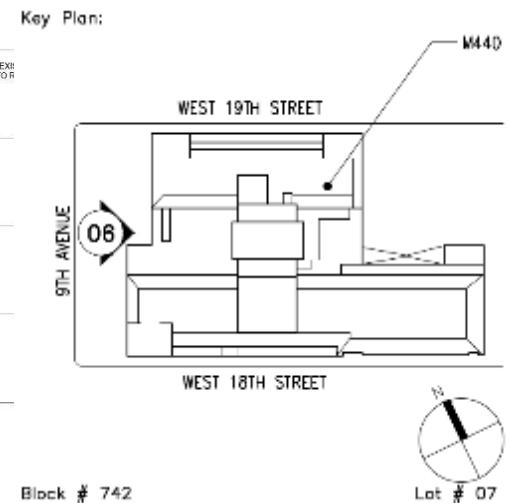
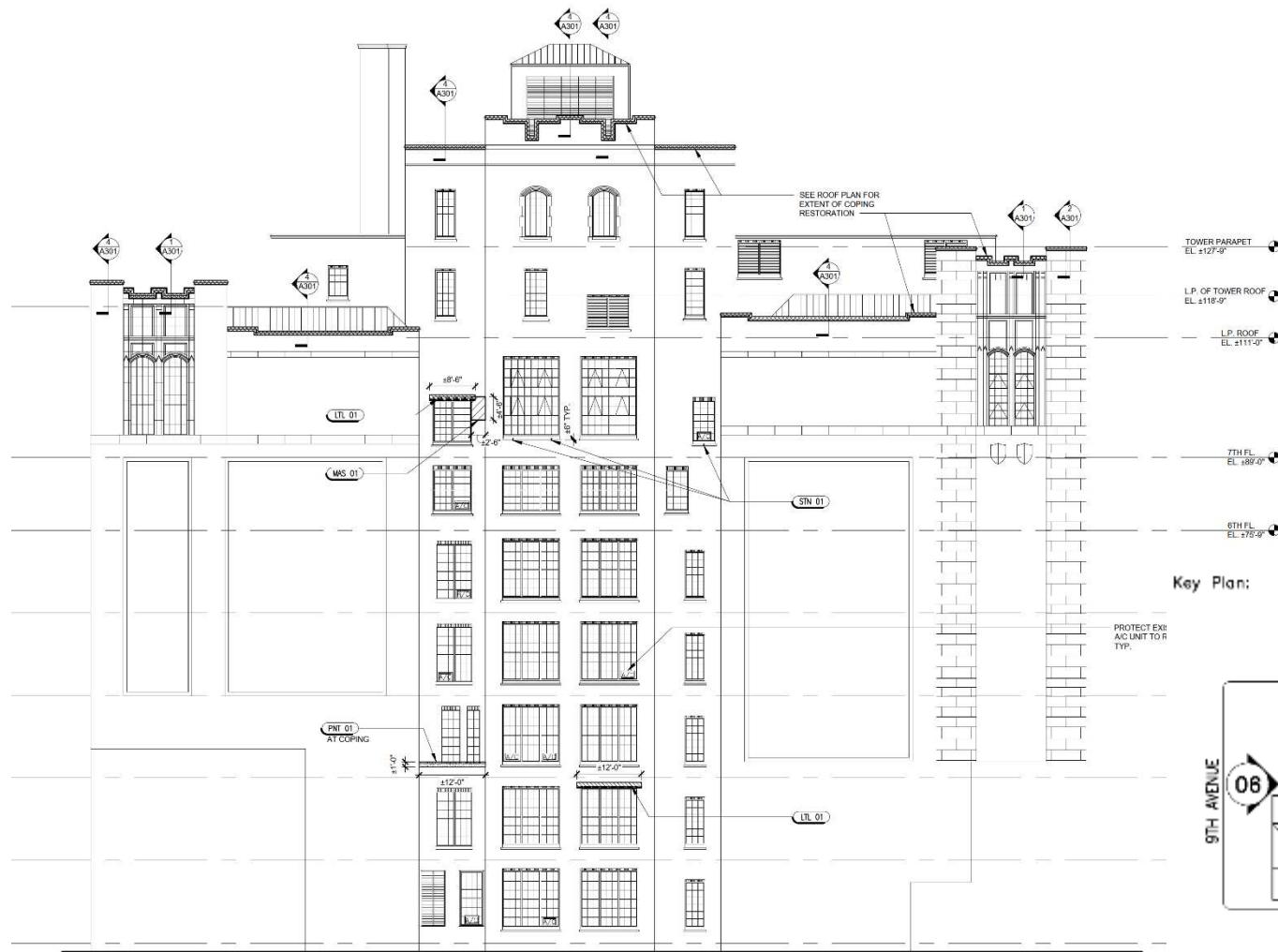
### **EAST ELEVATION AT COURTYARD**

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

3/32' = 1'



**SCA**  
School Construction Authority

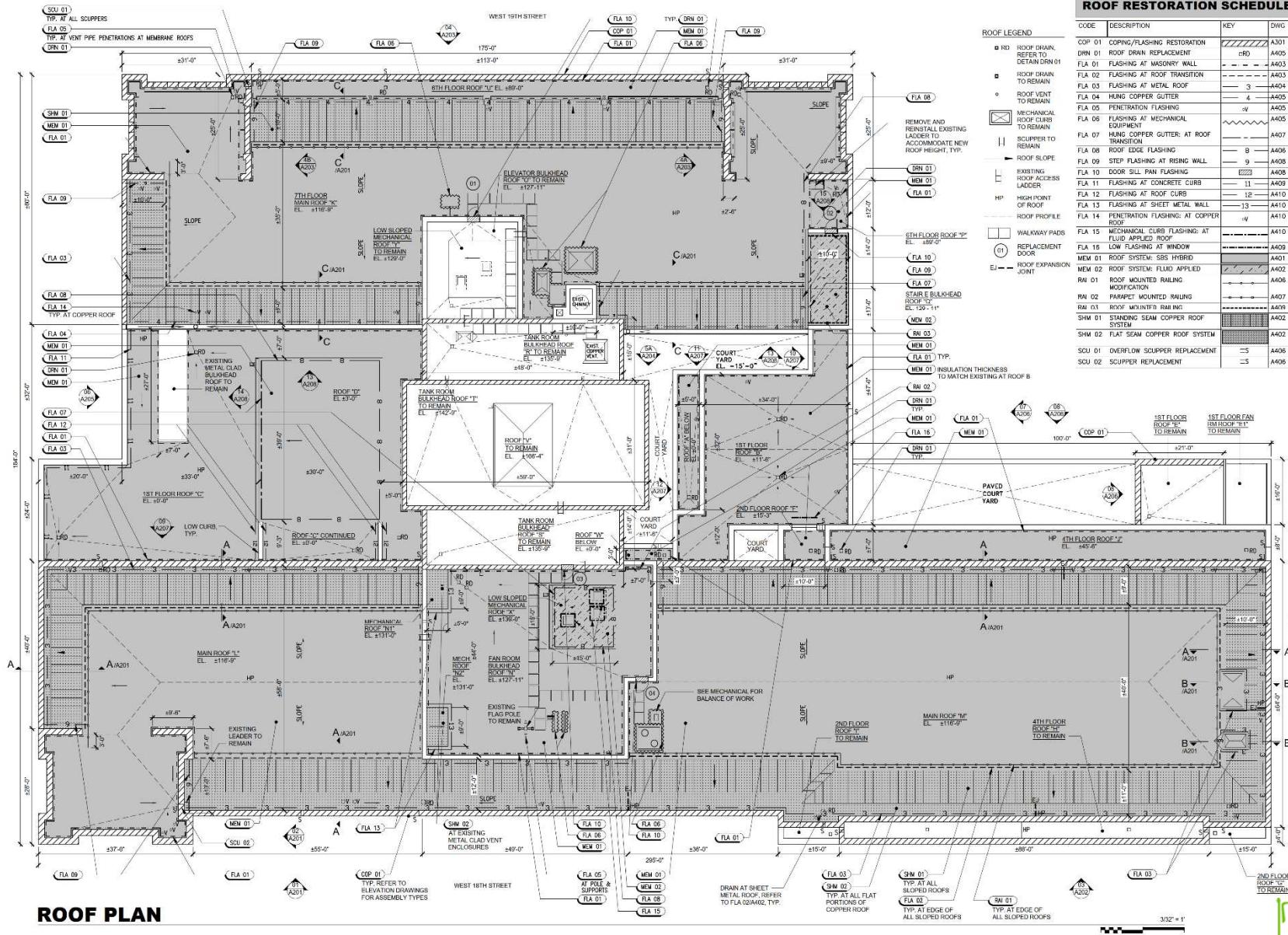


**ELEVATION 06**  
WEST ELEVATION AT COURTYARD

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

332' = 1'  
0' 5' 10' 20'





## **ROOF PLAN**

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation



# Recommended Interior Work

1. PROVIDE CONCRETE SLAB CRACK REPAIRS AT VAULT
2. REPAIR INTERIOR PLASTER AT CEILING AND WALLS, WHERE DAMAGE HAS OCCURRED
3. PAINT INTERIOR CEILING AND WALLS, WHERE DAMAGE HAS OCCURRED

## 2. Project Timeline

08/03/2018 – Project Initiation

11/16/2018 – Final Scope report

09/05/2019 – Turnover Documents

Current – Bidding Phase

24 months from Contractor Notice to Proceed (NTP) to Substantial Completion

### 3. Questions and Answers

December 09, 2019  
Bayard Rustin Educational Complex – Manhattan (M440) Building Rehabilitation

