

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 27th St.),
Community Room

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

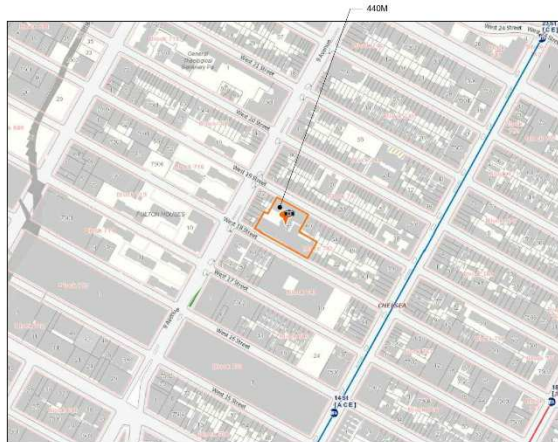


Agenda

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



LOCATION PLAN



351 W 18TH ST, NEW YORK, NY 10011

BLOCK: 742 MAP: 8b
LOT: 7 BOROUGH: MANHATTAN
BIN#: 1013096 FLOOD ZONE: ZONE X
ZONING: C2-6A FIRM MAP: 3604970182F

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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)

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

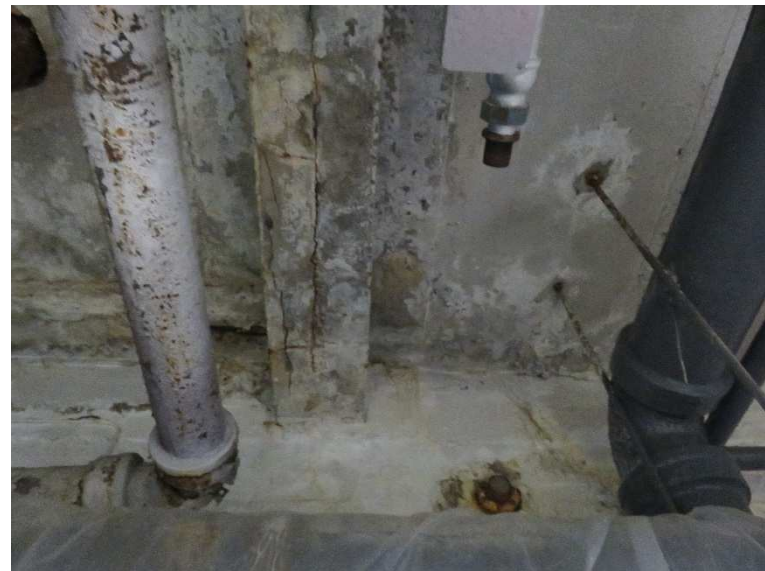


Spalling condition at parapet wall

Corroded anchors have expanded and cracked and spalled the stone



Masonry cracks and spalls



Vault slab and beam deterioration due to water infiltration

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Brick bulging and open joints
Corroding steel lintel

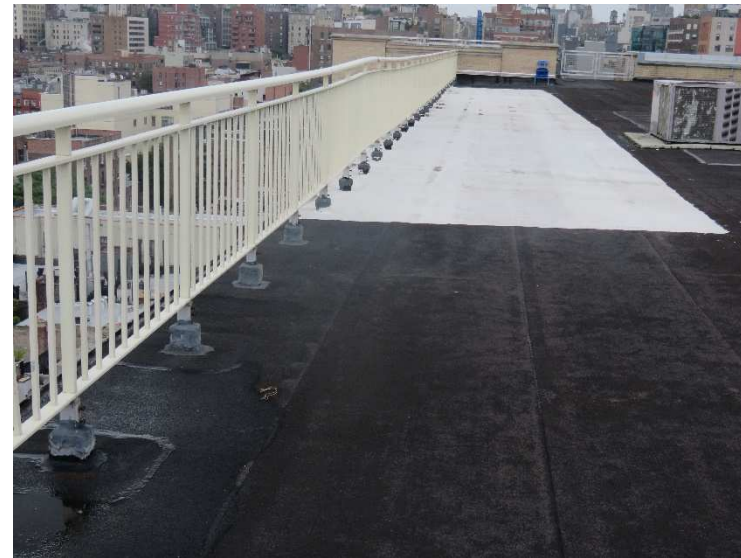
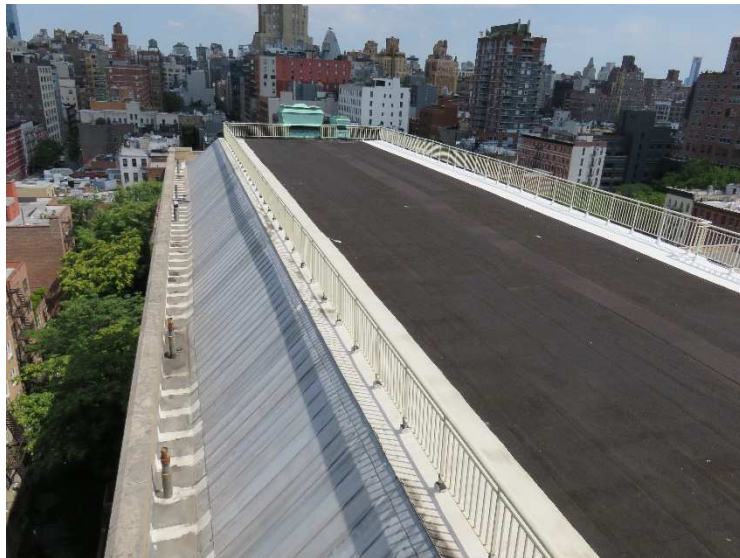
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Large vertical crack at corner





Roof cuts revealed water under membrane

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Membrane coating and patching in many locations



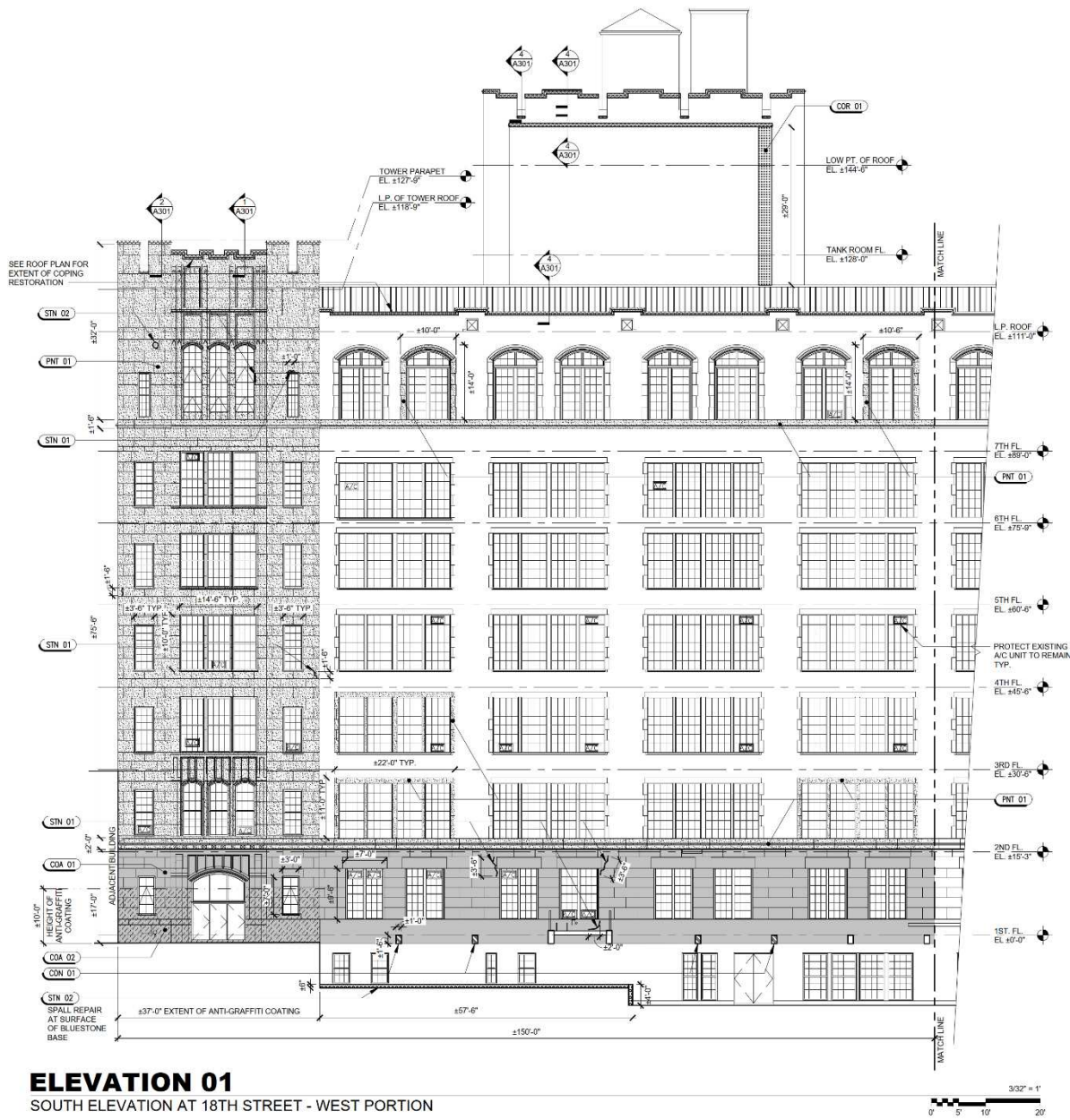
Recommended Exterior Work

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.

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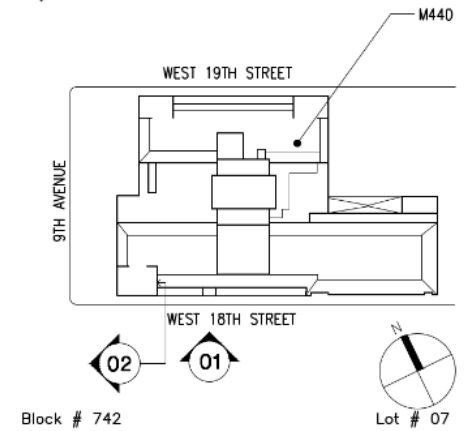
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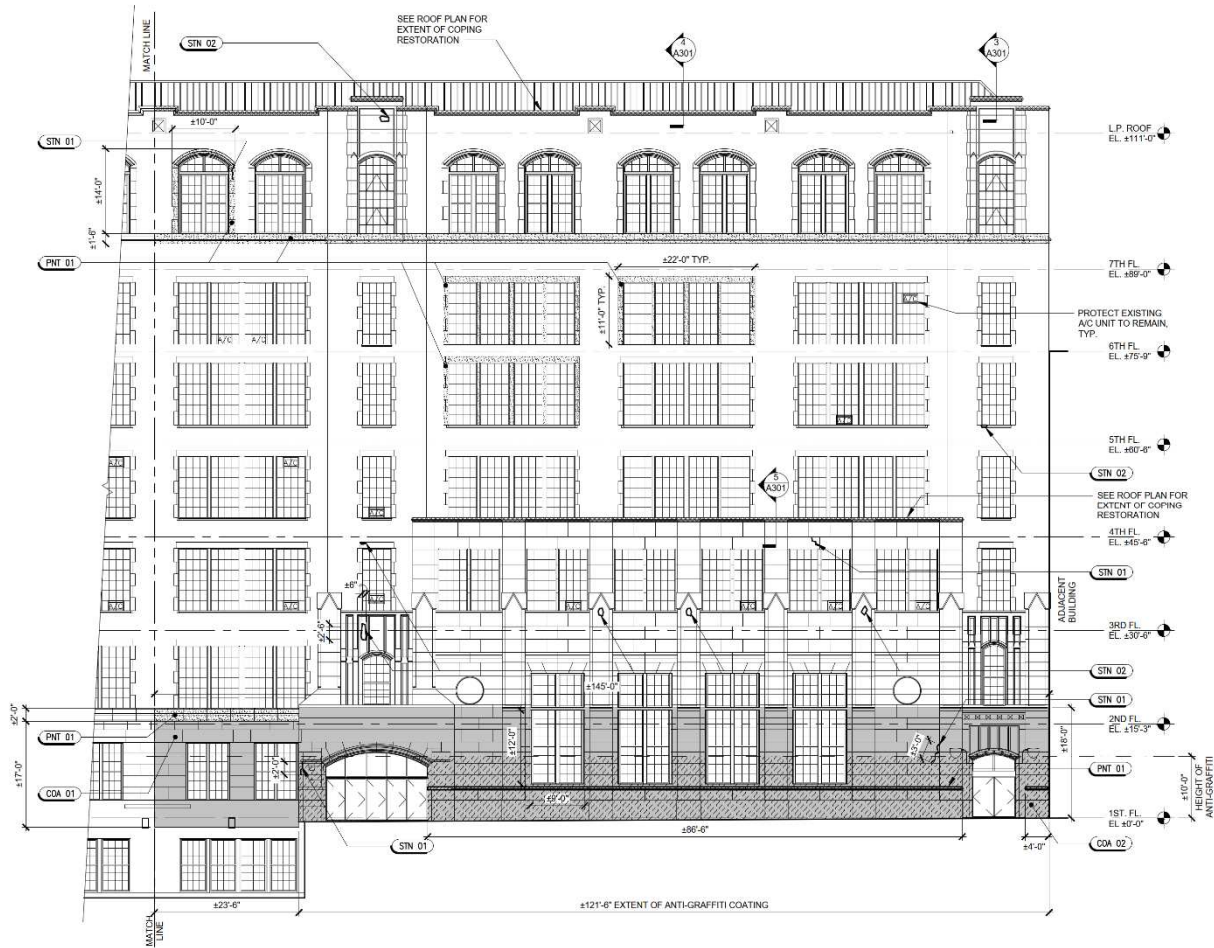
ELEVATION 01
SOUTH ELEVATION AT 18TH STREET - WEST PORTION

Key Plan:

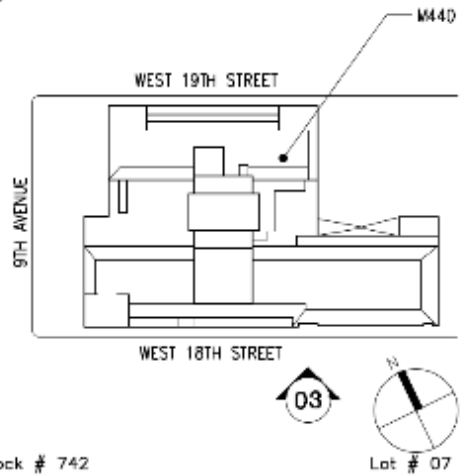


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Key Plan:

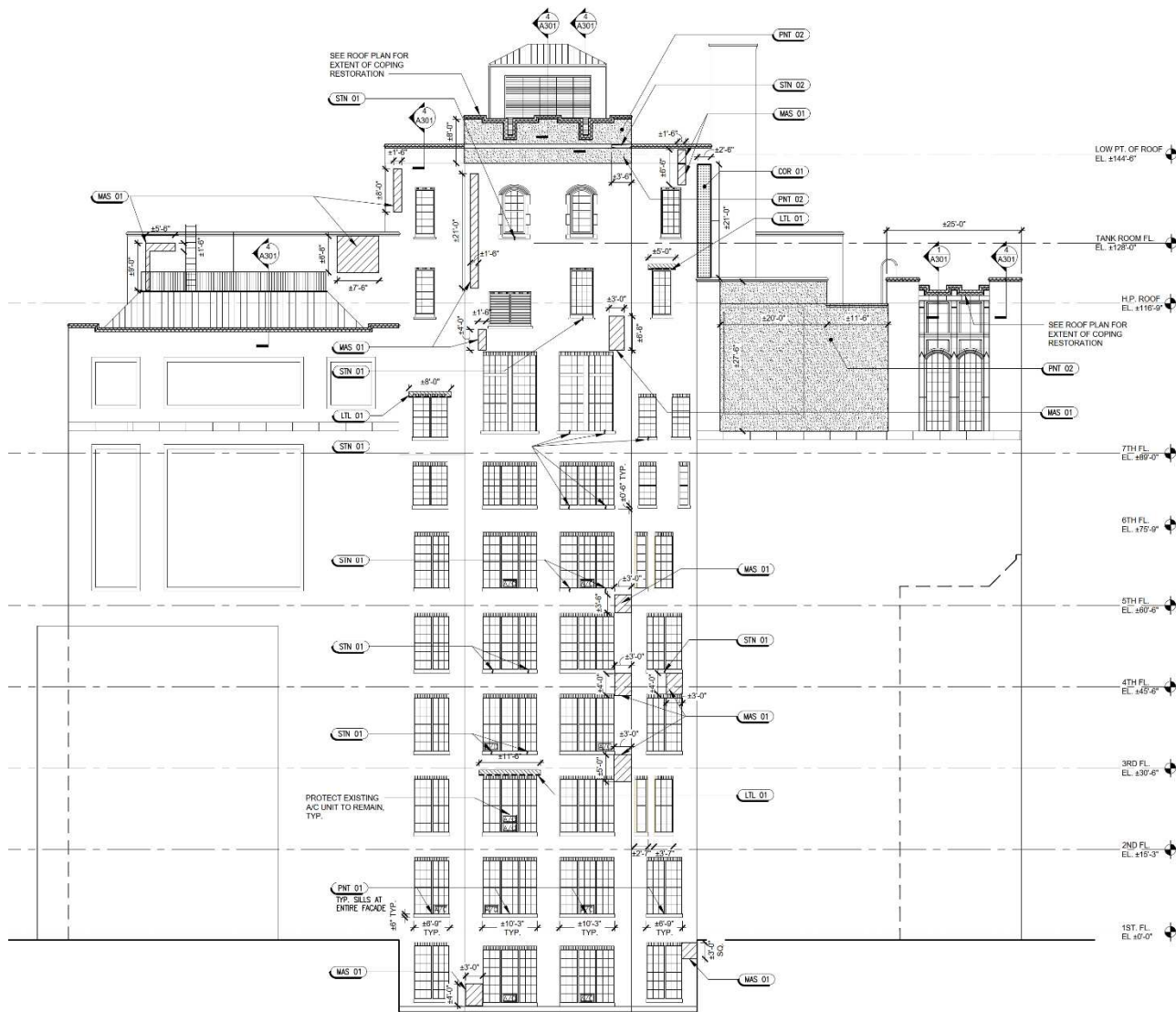


ELEVATION 03

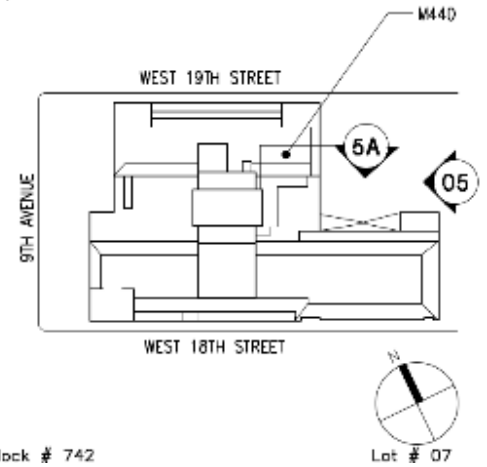
SOUTH ELEVATION AT 18TH STREET - EAST PORTION

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Key Plan:

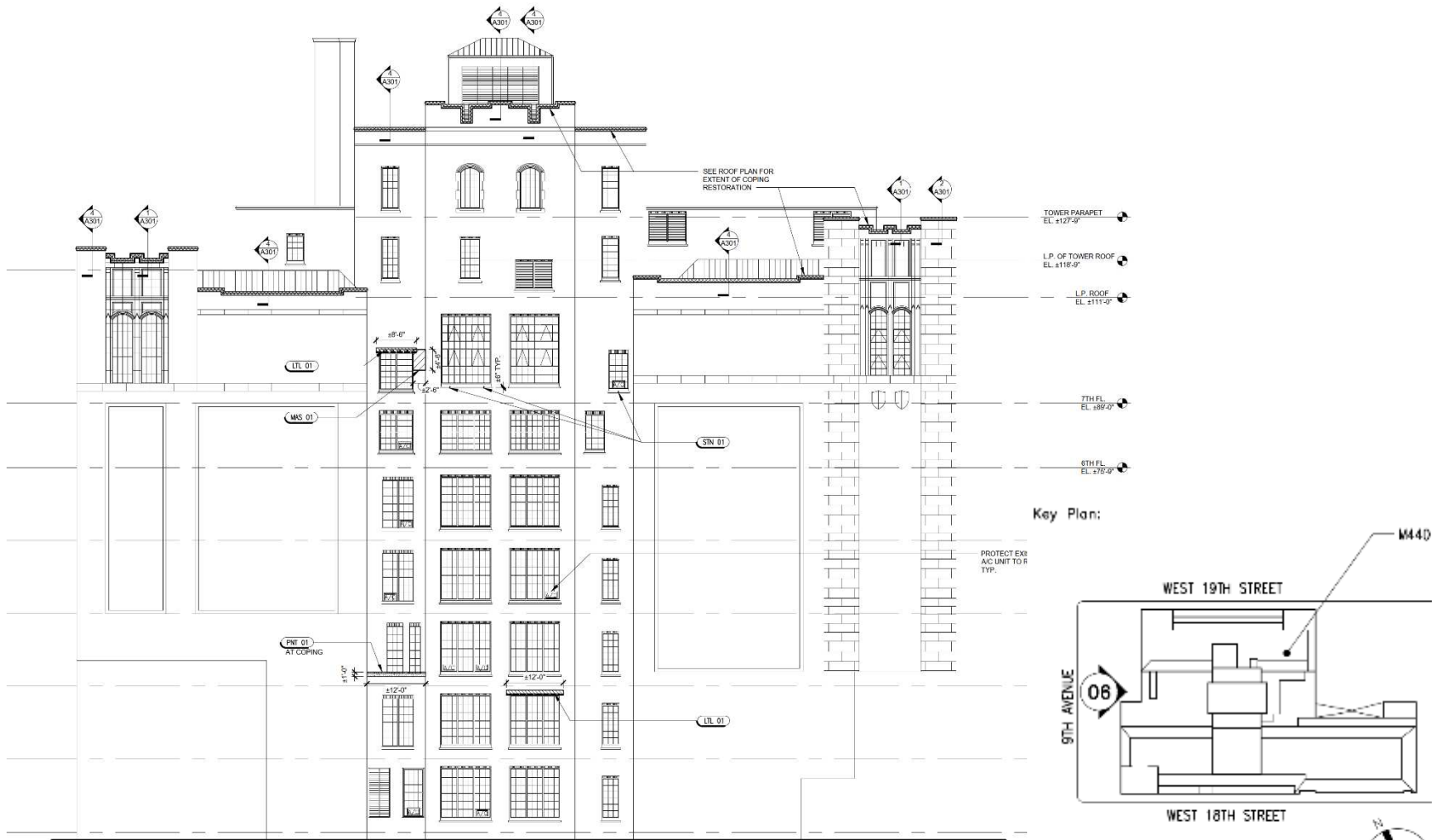


ELEVATION 05
EAST ELEVATION AT COURTYARD



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Block # 742



ELEVATION 06
WEST ELEVATION AT COURTYARD



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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

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3. Questions and Answers

