

The High School of Fashion Industries Building Rehabilitation



*Informational Meeting
with NYC Council Member
Corey Johnson,
Community Board 4, and
the NYC SCA.*

*Penn South Building 8A,
343 8th Avenue (W. 27th
St.), Community Room*

October 7, 2019

6:30 pm



Agenda

1. Scope of work
2. Project timeline
3. Questions and Answers



Building's History

- 1926: Central Needle Trades High School (Original Name of the School) had its origins in a garment loft on West 26th Street.
- 1936-1939: Construction of this building - 10 stories tall plus Mechanical Penthouse and Full Basement
- 1940: Class started at the new building.
- 1956: The School adopted its present name to reflect the new variety of vocational majors offered.
- Landmark status for Art Deco Murals in the Auditorium and over the main entrance to the building.

Building Footprint: Approx. 200' x 197'

Types of Exterior Walls: Masonry & Windows

Height: 148 ft.

Certificate of Occupancy#: 25672

1. Scope of work

- A. Code Mandated Periodic Inspection of Exterior Walls and Appurtenances of Buildings, which are at least once every five years.
 - Report prepared by HAKS on 11/19/2015 to comply with LL 11/98 CYCLE 8A
- B. To Address the root cause of the Unsafe & SWARMP Conditions of Exterior Wall Deficiencies, DMR Architects Identified Potential Future Deficiencies.

SWARMP (Safe With a Repair and Maintenance Program) is conditions are deemed by the Engineer/Architect filing the FISP **report** to be Safe at the time of inspection, but at risk of developing into Unsafe conditions before the beginning of the next FISP cycle. Examples include cracked or spalled masonry, deteriorated mortar joints, deflected window lintels, and damaged coatings.

Existing conditions

The Cycle 8A Local Law 11 Façade Inspection Report prepared by HAKS Engineers & Architects dated 11/19/2015, classified the existing conditions of HS of Fashion Industries as **UNSAFE** or **SWARMP** (Safe with a Repair and Maintenance Program).

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Photo: P08 Date 10/5/2015

- **Condition:** Vertical masonry crack at building corner

- **Classification:** UNSAFE



Photo: P08 Date 10/5/2015

- **Condition:** Vertical masonry crack at building corner

- **Classification:** UNSAFE

CRACK IN BRICK WALL



Photo: P07

Date 10/5/2015

▪ Classification: SWARMP

▪ Condition: Deteriorated stone



CRACK IN LIMESTONE LEDGE



Photo: P10 Date 10/5/2015

- **Condition:** Deteriorated stone

- **Classification:** SWARMP



Photo: P12 Date 10/5/2015

- **Condition:** Deteriorated stone

- **Classification:** SWARMP

CRACK IN LIMESTONE



Photo: P21 Date 10/5/2015

▪ Classification: UNSAFE

▪ Condition: Deteriorated face brick



Photo: P26 Date 10/5/2015

▪ Condition: Deteriorated lintel

▪ Classification: SWARMP

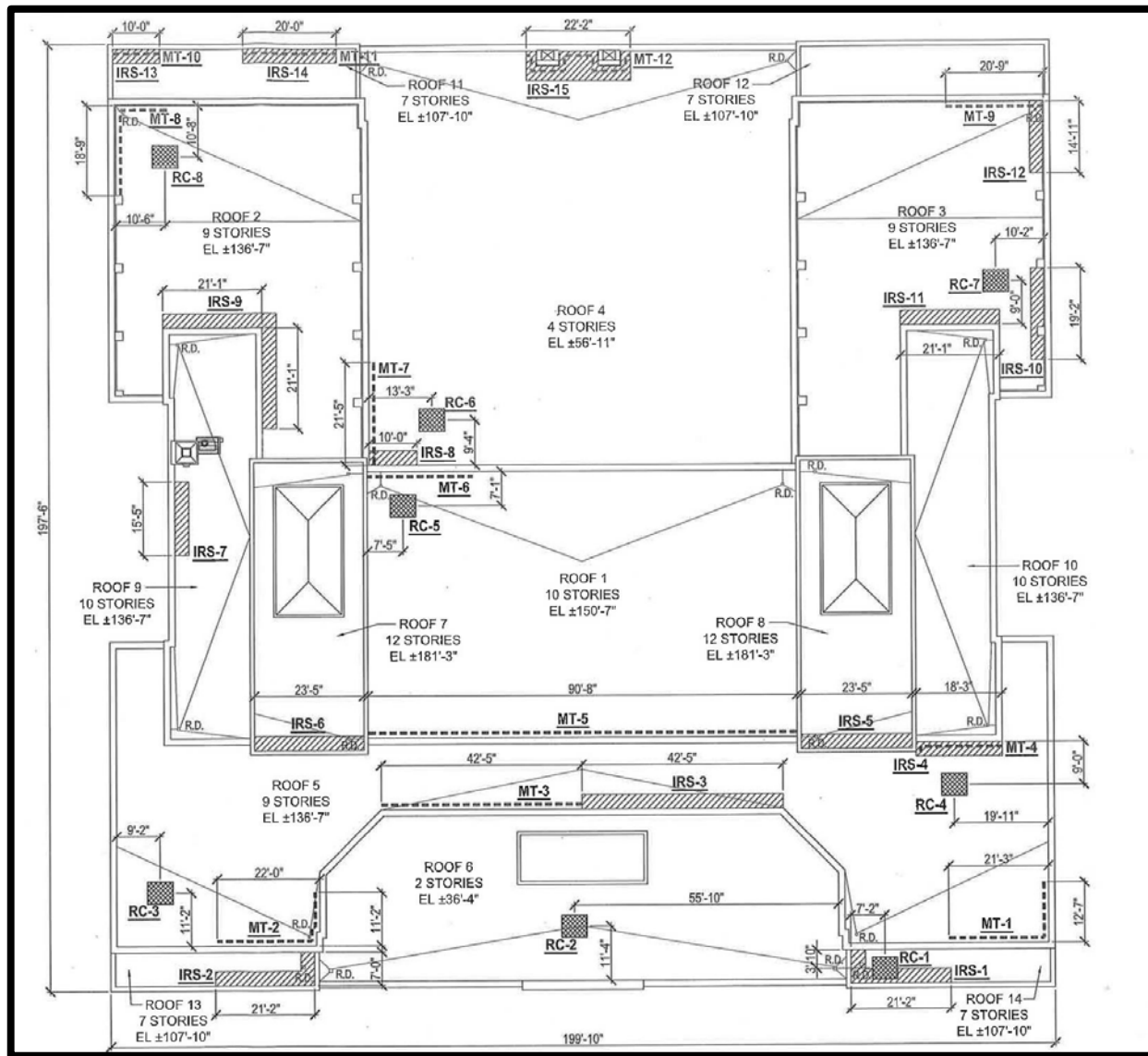
LOOSE METAL BIRD CONTROL SPIKES AND CRACK IN LIMESTONE

In addition to the conditions determined in the Cycle 8A LL11 Report, additional investigation were made in 2015-2016 by DMR Architects found that the main reason for the Exterior Building Envelope damages at High School of Fashion Industries Building are **continual water infiltration and thermal expansion and contraction over time.**

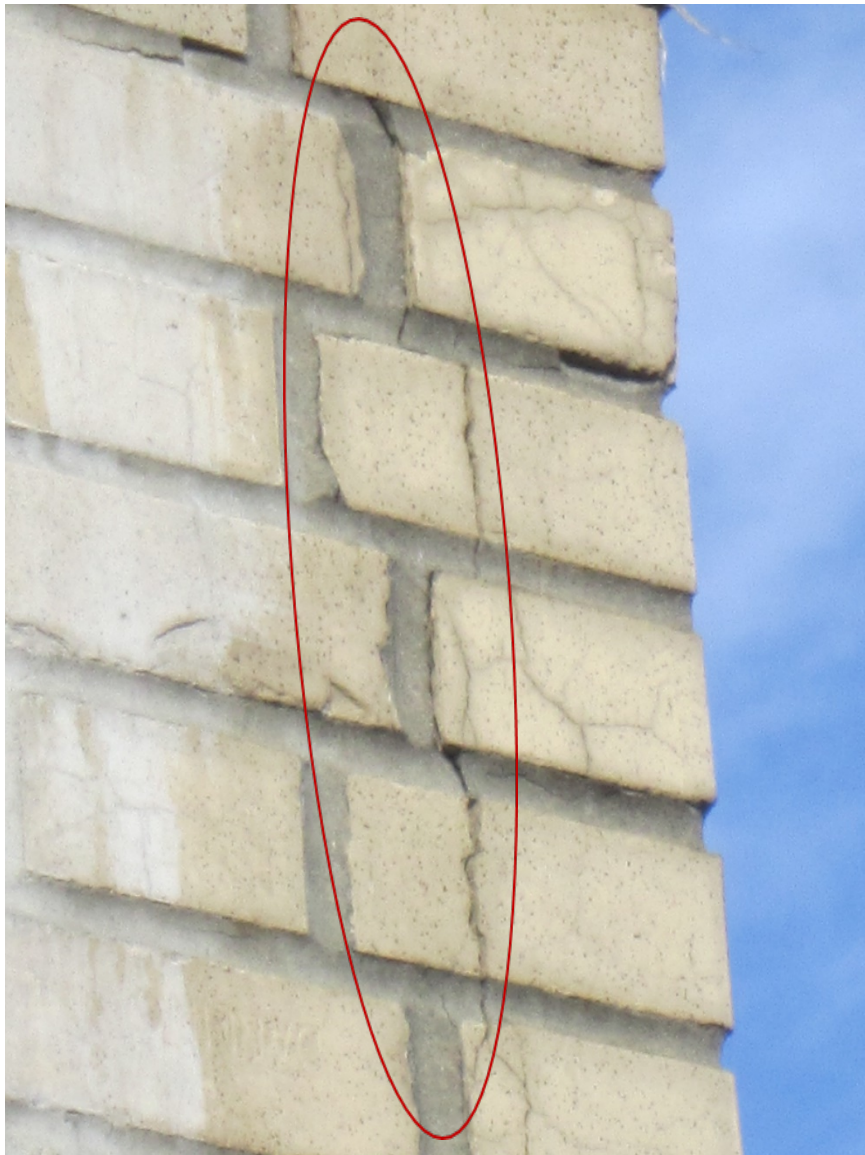
Findings

Investigation Methodology

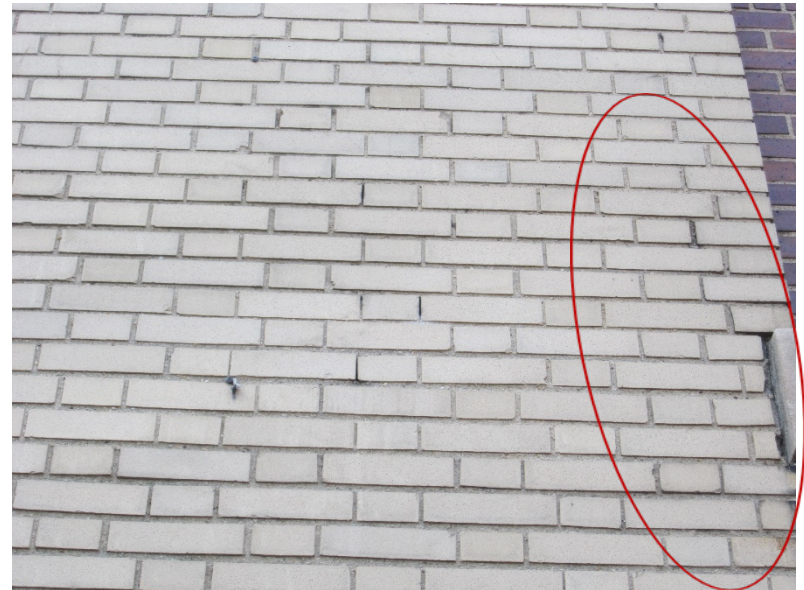
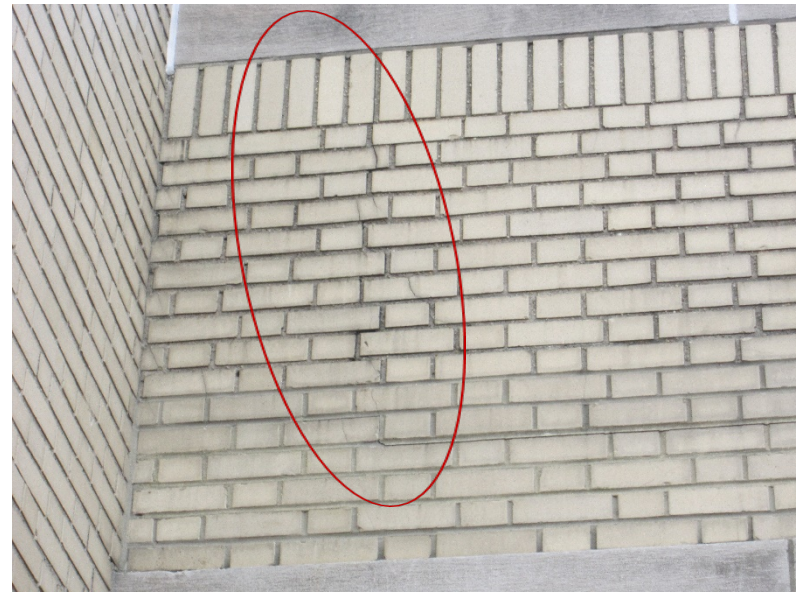
1. Research of original Design documents of the Building;
2. Observation and mapping of damage at the exterior and interior of the building;
3. Testing:
 - a) Roof scanning;
 - b) Infrared Thermal Imaging;
 - c) Spray testing;
4. Exterior Exploratory Probe at selected Masonry Wall areas;



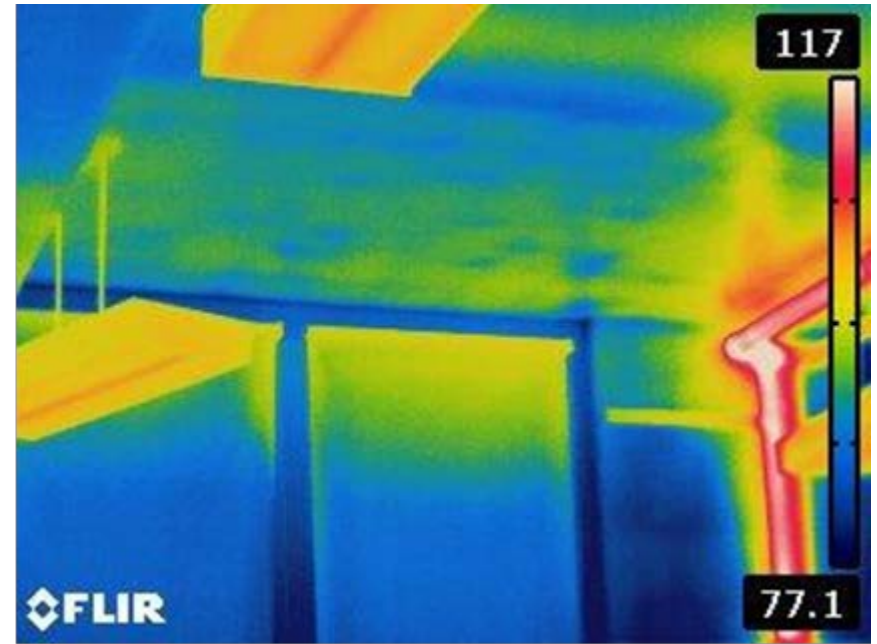
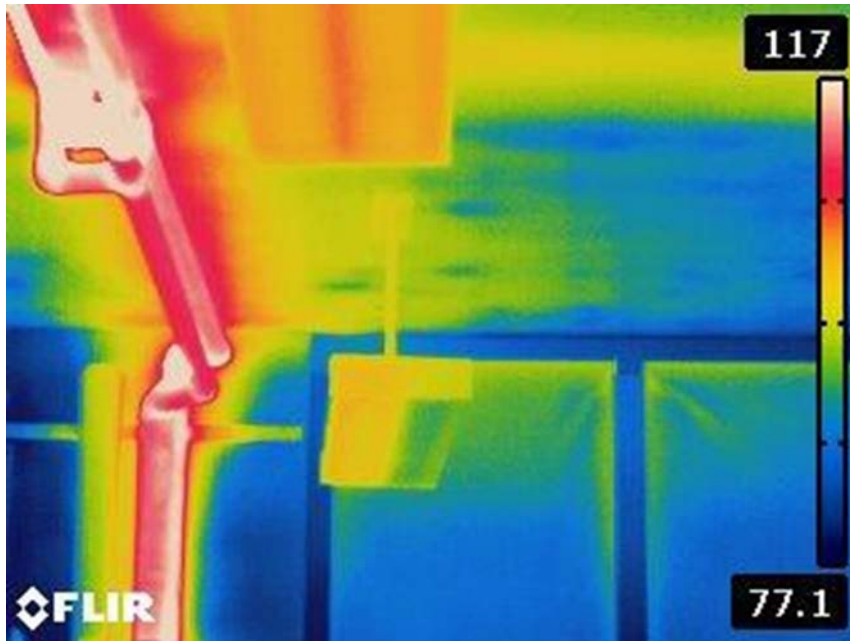
ROOF & MASONRY NON-DESTRUCTIVE TEST PERFORMED TO DETERMINE WATER INFILTRATION THRU THE ROOF AND WALLS



MASONRY CRACKS & LARGE CONTROL JOINTS



MASONRY CRACKS & BULGING BRICK WALL



EXAMPLES OF THERMOGRAM INDICATES MOISTURE DAMAGED AREA.DUE TO WATER INFILTRATION THRU THE ROOF AND WALLS

Scope of Work

Recommended Exterior Work

CLEAN, REPAIR AND REPOINT LIMESTONE AND GRANITE
ELEMENTS

REMOVE AND REPLACE FACEBRICK

REMOVE PARAPET AND RECONSTRUCTION OF ITS
ORIGINAL DESIGN

CLEAN, REPAIR AND REPOINT LIMESTONE AND GRANITE
ELEMENTS

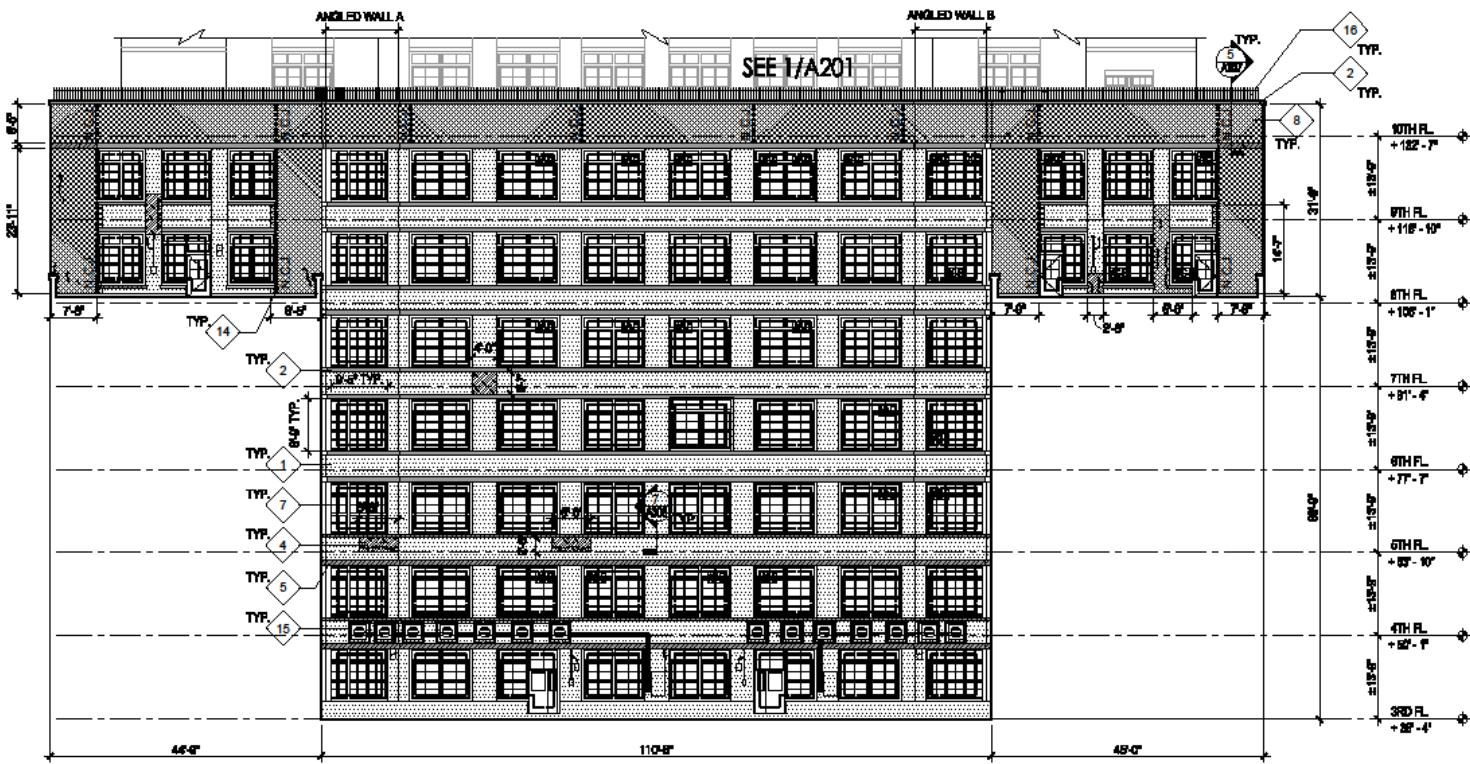
REMOVE AND REPLACE
LIMESTONE

BRUSH CLEAN AND PAINT LINTEL

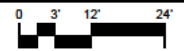
REMOVE AND REPLACE FACE BRICK WITH NARROW
CAVITY DRAINAGE PLANE SYSTEM

REMOVE PAINT OR ANTI-GRAFFITI COATING

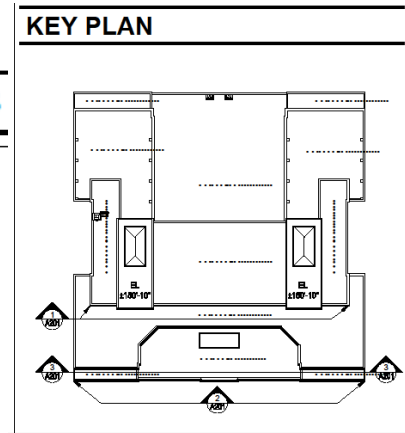
FLOOD ELIMINATION: REMOVE AND REPLACE BRICK @
AREAWAY WALLS NEW WATER PROOF MEMBRANE



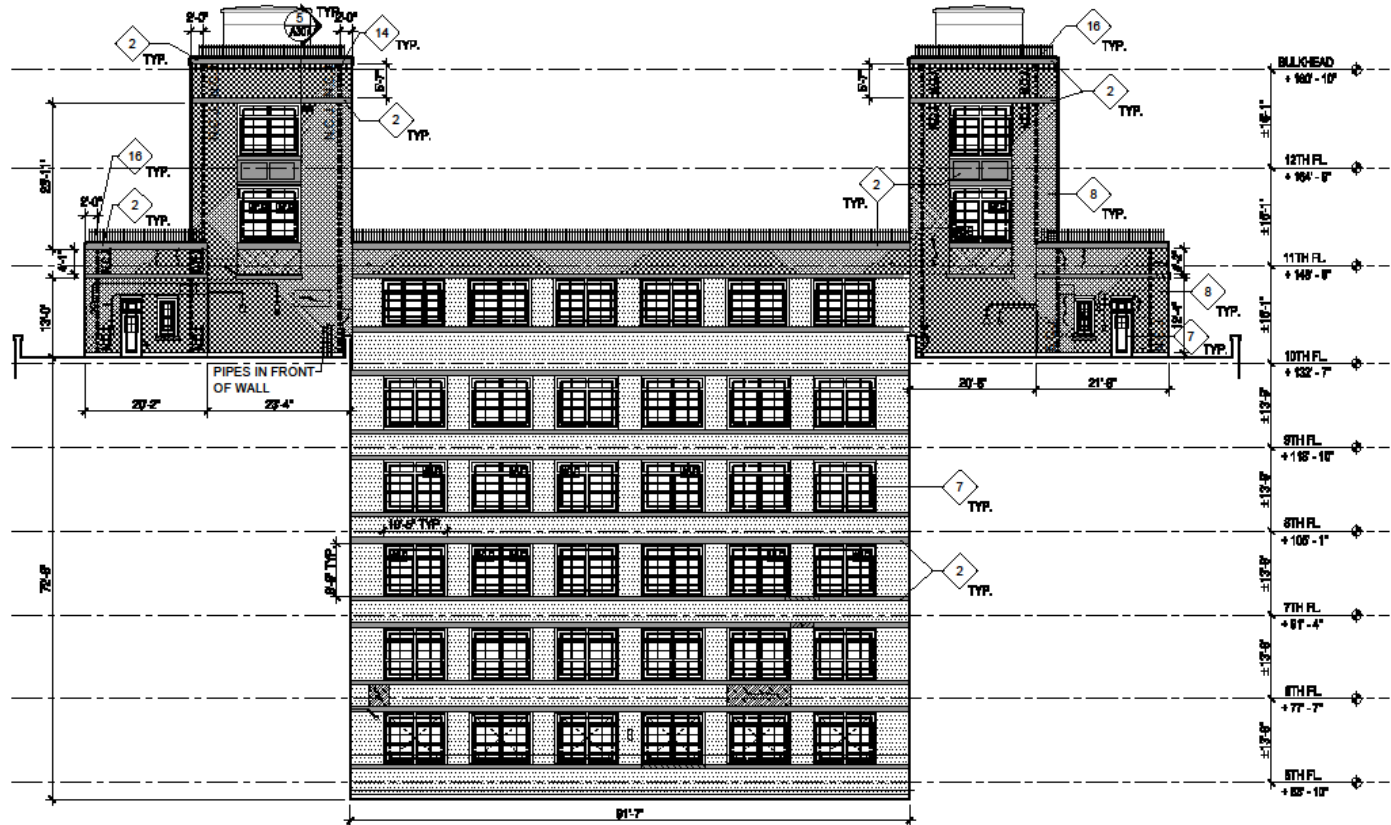
SOUTH PARTIAL ELEVATION 'A'
SCALE: 1/16" = 1'-0"



3



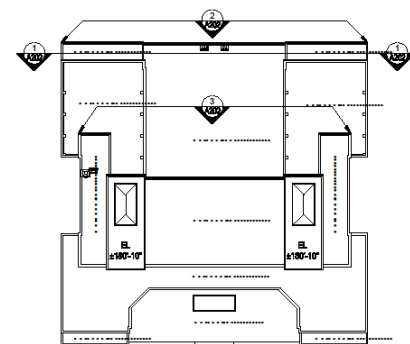
EXTERIOR WALL REPAIR AT ALL ELEVATIONS



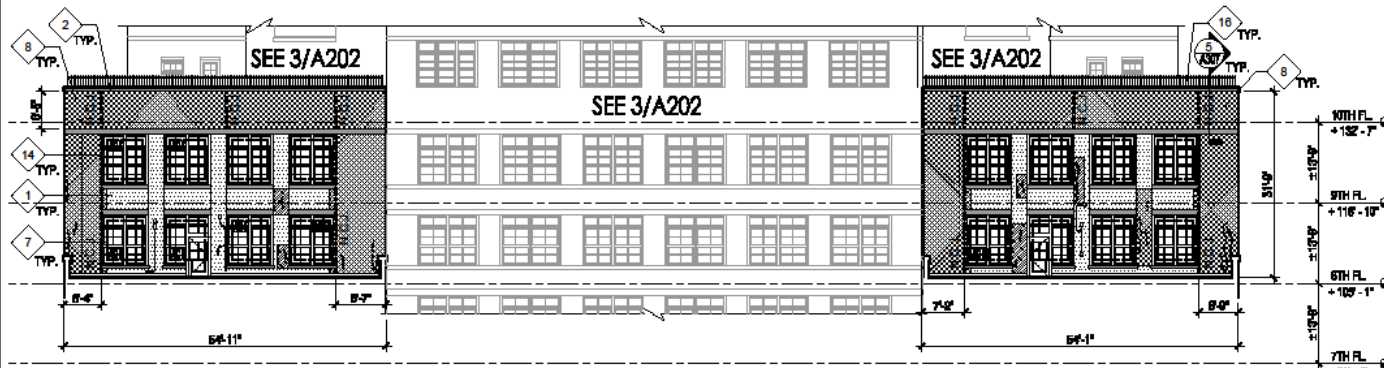
NORTH PARTIAL ELEVATION 'B'
SCALE: 1/16" = 1'-0"

3

KEY PLAN



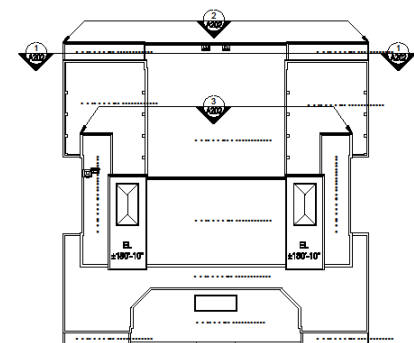
EXTERIOR WALL REPAIR AT ALL ELEVATIONS



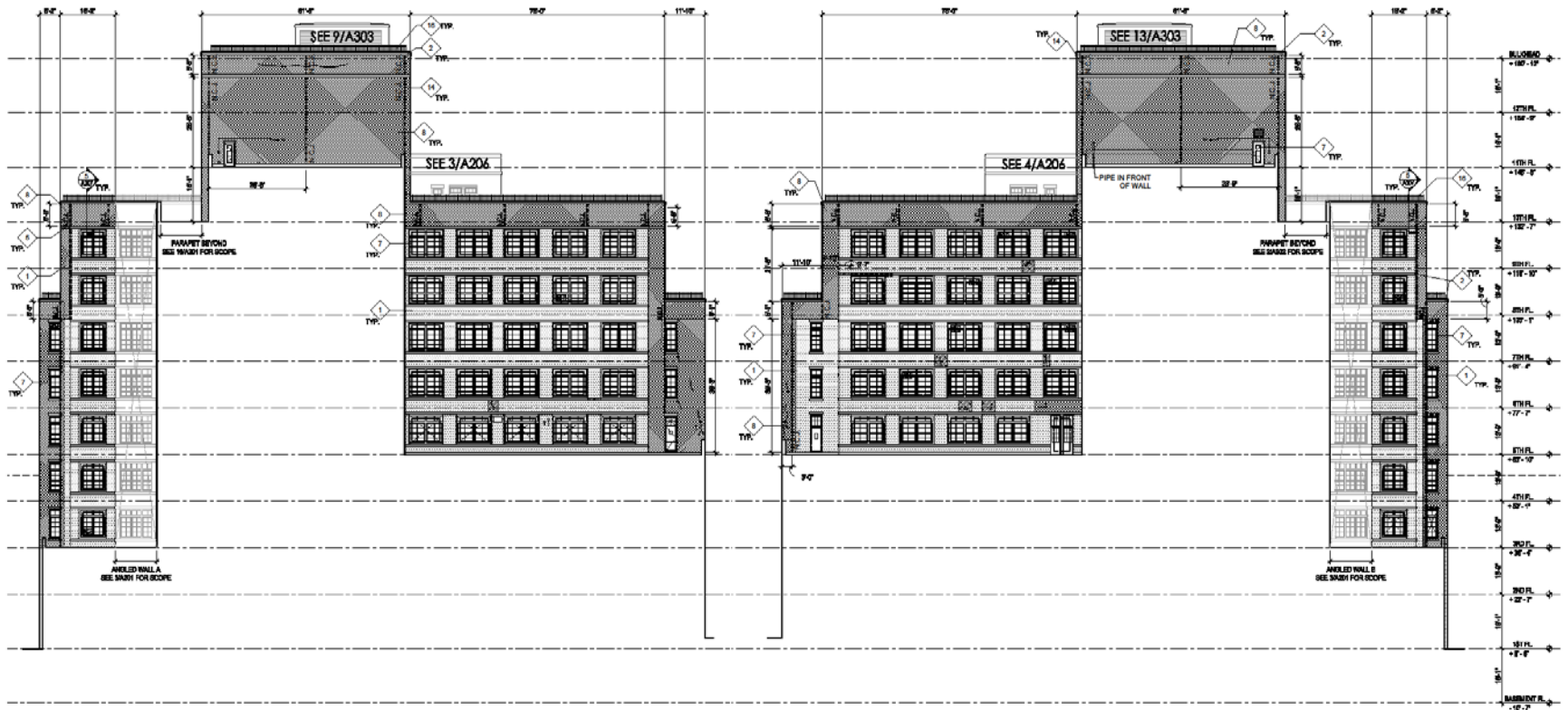
NORTH PARTIAL ELEVATION 'A'
SCALE: 1/16" = 1'-0"

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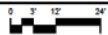
KEY PLAN



EXTERIOR WALL REPAIR AT ALL ELEVATIONS



EAST ELEVATION
SCALE: 1/16" = 1'-0"



2

WEST ELEVATION
SCALE: 1/16" = 1'-0"

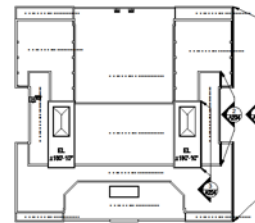


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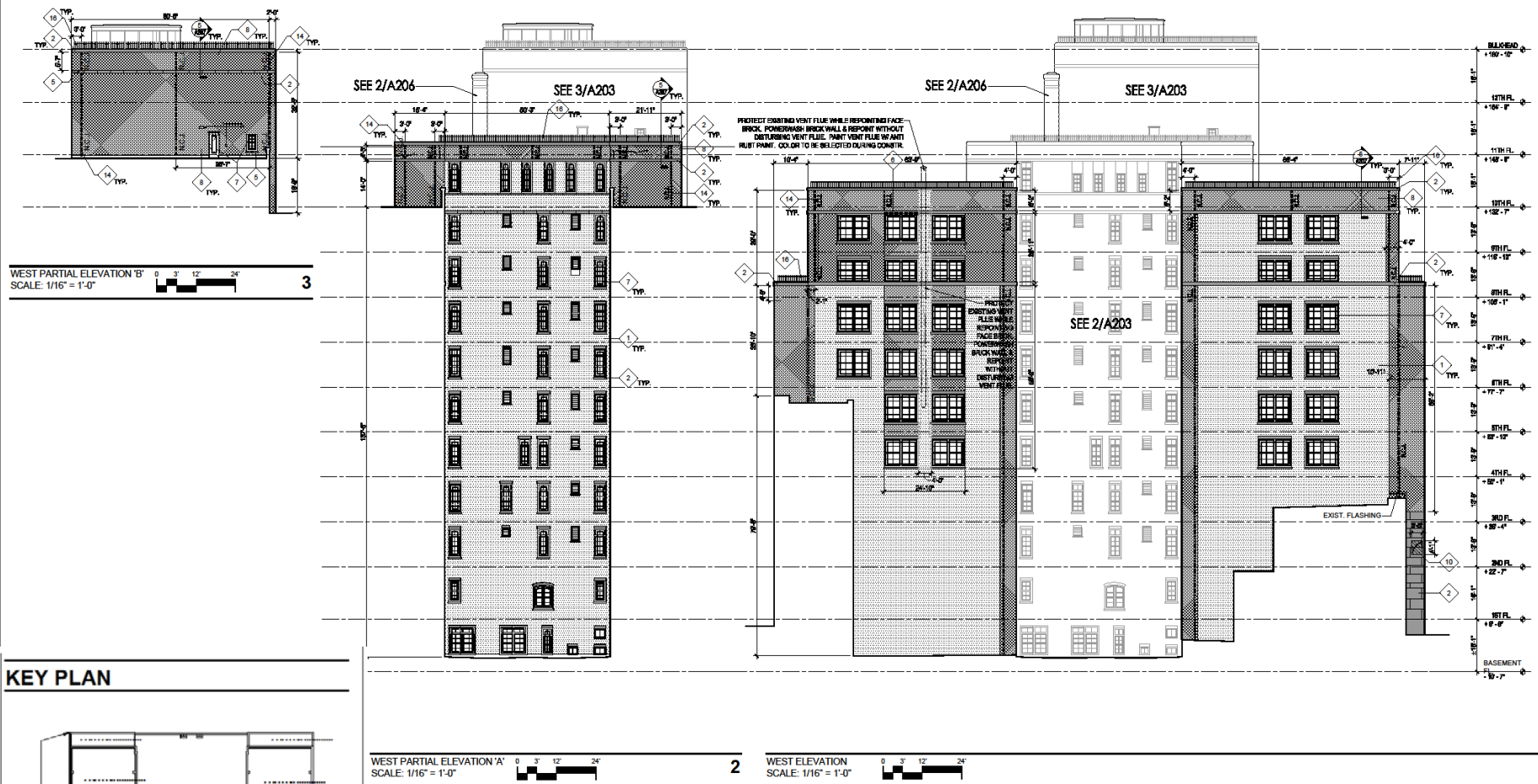
KEY PLAN



KEY PLAN



**EXTERIOR WALL REPAIR AT ALL
ELEVATIONS ELEVATION**



Recommended Interior Work

- Repair interior plaster at ceiling and walls, where damage has occurred;
- Paint interior ceiling and walls, where damage has occurred;
- Remove and replace brick at exterior walls in gymnasium to include new waterproof membrane (along the elevator pit and the wall between the gymnasium and storage room);
- Provide grout injection at walls and ceilings at select rooms in cellar;

2. Project timeline

08/06/2018 Notice to Proceed is issued to Contractor

16/06/2020 Projected Date of Substantial completion

08/04/2020 Projected Date of Final completion

3. Questions and answers

END