

The Neighborhood School & The Star Academy Construction

FREQUENTLY ASKED QUESTIONS

(updated 17 November 2013 by the Health and Safety Committee)

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1) What is the Scope of Work?

The overall scope of the construction project includes replacement of every brick on the exterior of the building, replacement of the cast ornamentation and parapets, replacement of the roof, and waterproofing of sections of the foundation. All the work is exterior.

The following "Summary of Work" is from SCA Drawing T002.00 and provides a detailed outline of the general construction.

SUMMARY OF WORK

THIS WORK SHALL BE AS SHOWN AND CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING GENERAL ITEMS OF WORK. UNLESS OTHERWISE NOTED, ALL WORK IS TO BE PERFORMED BY THE CONTRACTOR.

LLW NO. 084795 EXTERIOR MASONRY:

1. ABATE ALL ASBESTOS CONTAINING MATERIALS.
2. REMOVE FACE BRICK AND PARGE/REPAIR EXISTING BACKUP MASONRY, INSTALL VAPOR BARRIER & INSTALL FACE BRICK.
3. REMOVE EXISTING WINDOW GUARDS AND REINSTALL AFTER COMPLETION OF WORK.
4. REPLACE T.C. WINDOW HEADERS AT STREET AND COURTYARD ELEVATIONS. PROVIDE STEEL ANGLE AND FLASHING.
5. REPLACE BROKEN OR CRACKED STONE AND TERRA COTTA. REPAIR AND COAT ALL STONE AND TERRA COTTA. COMPLETELY REPOINT ALL STONE AND TERRA COTTA.
6. AT SIDE ELEVATIONS INSTALL FACE BRICK WYTHE OVER EXISTING LOAD BEARING MASONRY AT SPECIFIED LOCATIONS. PARGE/REPAIR EXISTING BACKUP MASONRY, INSTALL VAPOR BARRIER & INSTALL FACE BRICK.
7. REPLACE STEEL WINDOW HEADS WITH CAST STONE.
8. REPAIR INTERIOR WALLS & CEILINGS AT AREAS OF PLASTER DETERIORATION AND WATER DAMAGE.
9. REMOVE ALL FAÇADE MOUNTED M.E.P. ITEMS AND DEVICES. EXTEND WIRING, PIPING AND DUCTS TO ACCOMMODATE NEW WORK.
10. INSTALL LIGHT FIXTURES AS PER DRAWINGS.

LLW NO. 078063 PARAPETS:

1. ABATE ALL ASBESTOS CONTAINING MATERIALS.
2. REMOVE EXISTING PARAPET MOUNTED LIGHT FIXTURES.
3. REMOVE ALL EXISTING PARAPETS AND TERRA COTTA BANDING DOWN TO LEVEL OF WINDOW HEADS. ALL T.C. AND STONWORK IS TO BE REPLICATED. SALVAGE DECORATIVE PIECES TO BE REPLICATED.
4. REMOVE PARAPET SUPPORTS AT TALL GABLE PARAPETS (STREET FACADES, AND OVER ENTRANCES)
5. REPAIR EXISTING ROOF SLAB EDGE AND INSTALL STEEL AND CONCRETE BEAM AT PERIMETER.
6. INSTALL THROUGH WALL COPPER FLASHING.
7. BUILD NEW SOLID MASONRY PARAPETS AT SIDE WALLS.
8. BUILD NEW TERRA COTTA BALUSTRADE PARAPETS AT COURTYARD ELEVATIONS TO MATCH EXISTING REMOVED.
9. OVER ENTRANCES AND AT STREET ELEVATIONS BUILD NEW BRICK AND TERRA COTTA GABLE PARAPETS TO MATCH EXISTING REMOVED. PROVIDE DECORATIVE T.C. COPING STONES AND FINIALS. PROVIDE STEEL SUPPORTS ANCHORED TO ROOF STRUCTURE.
10. PROVIDE T.C. BANDING AND WINDOW HEADERS TO MATCH EXISTING AT ENTIRE BUILDING PERIMETER.
11. REPAIR INTERIOR WALLS & CEILINGS AT AREAS OF PLASTER DETERIORATION AND WATER DAMAGE.

LLW NO. 084793 ROOFS:

1. REPLACE ALL ROOFING INCLUDING BULKHEAD ROOFS AND LOW ROOFS.
2. REPAIR EXISTING ROOF SLAB CONCRETE FILL.
3. PROVIDE NEW ROOFING WITH INSULATION AND SBS MODIFIED CAP SHEET.
4. RELOCATE ROOF VENTS AND DRAINS AS NECESSARY TO PROVIDE MINIMUM CLEARANCE FROM PARAPET
5. REMOVE AND REPLACE EXIST ROOF DRAINS AND FIRST ELBOW.
6. REMOVE AND REINSTALL EXISTING ROOFING EQUIPMENT TO ACCOMPLISH SCOPE OF WORK.

LLW NO. 084794 FLOOD ELIMINATION:

1. EXCAVATE ALONG BASE OF ENTIRE BUILDING DOWN TO FOOTING & REPAIR EXTERIOR FOUNDATION WALL IN AREAS SHOWN ON DRAWINGS. WATERPROOF FOUNDATION WALLS. REPLACE PAVING IN AREAS OF EXCAVATION. PROVIDE PIPE ENCLOSURES AND REPOINT INTERIOR WALLS AT BASEMENT.
2. PROVIDE CONTROLLED FILL AND CMU WALL AT AREA OF OLD COAL CHUTE.
3. REPLACE SIDEWALK VAULT.
4. REPLACE PORTION OF FLASHING AND ROOFING AT PLAZA DECK.
5. REPAIR INTERIOR WATER DAMAGED AREAS.

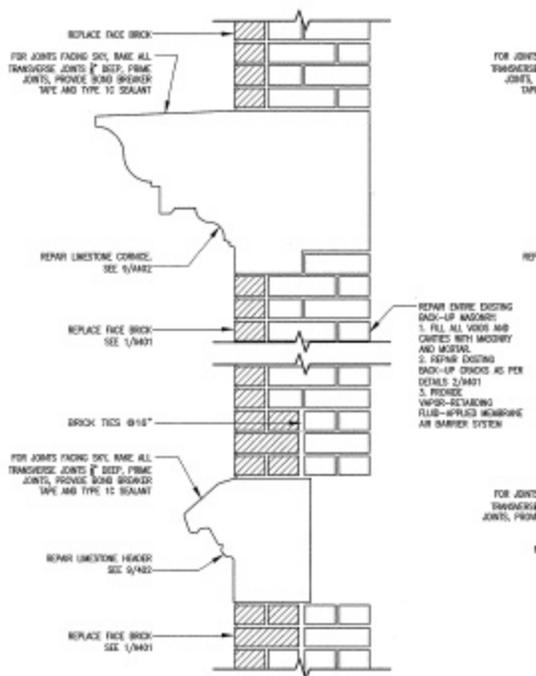
2) What is the long term schedule?

The job is expected to take two years. The initial phase of the job has already begun and it includes asbestos abatement of the painted brick to a height of 12' which will allow the excavation of several areas around the perimeter of the building and waterproofing of the foundation. The contractor will build a "sidewalk bridge" around the perimeter of the building with pipe scaffolding above that. They will continue asbestos abatement on the brick and expect the complete paint abatement to take until the end of summer 2014.

They will also begin removing every single piece of cast terracotta and shipping them to a fabricator to be molded and recast. This will continue for the length of the project.

Once the abatement is completed they will begin removing and disposing of every brick on the exterior of the building. The building is comprised of two layers of brick. They will repair any damaged interior brick and install a vapor barrier in the space between the two layers of brick. Then they will replace exterior layer of brick with new brick and mortar.

This detail from SCA Drawings A407.00 shows the typical brick removal and replacement. The hatched bricks will be removed and replaced and the unhatched brick is the structure that remains and the waterproofing goes between them. After the brick replacement, they will replace the entire roof.



4 TYP STONE BANDING REPAIR AT FIRST FLOOR
 SCALE: 1 1/2" = 1'-0"
 0 12" 32"
 SCALE: 1 1/2" = 1'-0"

3) What is the short term schedule?

We receive "two week look aheads" at our construction meetings. They are subject to change based on weather, unforeseen conditions, etc. They should be considered guidelines only. We will try to post these to the TNS website promptly after the meetings.

For the week beginning 18 November 2013 they are scheduled to abate paint at the southeast and northeast corners of the building on Monday, Tuesday, Wednesday and Friday. Thursday and Friday they will set up fencing on the west side of the building.

4) What is the method used for asbestos abatement?

What we have is asbestos containing paint. It is "non-friable", which means it does not produce dust when removed with non-mechanical methods. The method used to remove the paint is application of chemical paint remover (Back to Nature VIII), which is sealed with heavy plastic taped to the surrounding walls. This both encloses the area and keeps the paint remover from evaporating. The resulting soft, sludgy paint is scraped from the walls the following work period. Then it is disposed of in labeled containers. This method does not produce dust, which is the hazard that asbestos presents. When they work in areas adjacent to windows (primarily the North and South Elevations of the building) they will seal the windows from the exterior with duct tape and heavy (6 mil) plastic. This will remain in place while they work in the area. They will also similarly seal things like air conditioners and other vents.

We have assurances that no workers will enter the building at all. There will be a supervisor who walks through the building at the end of the work period with a custodian to monitor the conditions inside the building.

5) What is the paint remover they are using?

It is Back to Nature VIII (Sunnyside Corporation - 225 Carpenter Ave, Wheeling, IL 60090 - tel 847.541.5700) Here is a link to the [safety information \(Material Safety Data Sheet MSDS\)](#) under the Health and Safety heading on the TNS website.

6) What kind of air testing do they do and what happens with a failed test?

The air monitoring is being done by Taylor Environmental (130A Jericho Turnpike, Floral Park, NY 11001 tel:516.358.2955.) They are required to be on site whenever the asbestos abatement contractor (Abtron, 155 Water St. Brooklyn NY, 11201 tel: 718.310.3682) is working. Basically they use air sniffing machines with a filter that collects, throughout the work period, whatever is in the air proximal to the work area. The filter is then tested for asbestos fibers. If there is a positive test they will re-clean the work area and test the air inside the building in rooms adjacent to the work area. The interior testing was a major concession the Health and Safety Committee got the SCA to agree to after much negotiation. They claim (because the chemical paint removal doesn't produce dust) that in decades of doing this they have never had a positive test. They will issue, to both principals, a "release letter" certifying that the building is safe to reoccupy after each paint removal work day's negative test. If there were to be a positive test inside the building, we would not be allowed to occupy the school until it was cleaned and retested negative.

7) How will they clean the work areas?

The standard cleaning that they do at the end of each work day will include cleaning the scaffolding and netting and worksite in general. If there were to be a positive test in the air proximal to the work area they would have to re-clean and have air testing inside the building. As far as I know, there are no specific provisions related to the school yard. I can ask about this at our next construction meeting (I believe Tuesday Nov 26th.)

8) Who do I contact with questions or concerns?

Please contact either tnshsc@gmail.com or staracademyhsc@gmail.com for general questions.

For true health and safety emergencies at the school call the School Construction Authority Emergency Hotline at (718) 472-2515.