

HIGH EFFICIENCY SPECIFICATION

DIVISION - SCOPE OF WORK

A.01 APPLICABILITY OF CONTRACT DOCUMENTS

- A. All work performed under the following Sections are subject to the Contract Documents, Contract Drawings and the General Conditions of all Contracts all of which form a part of these Sections as if written out in full.

A.02 SCOPE OF WORK

SECTION 1A - SPECIFIC REQUIREMENTS

1. See Specification.

SECTION 1D - ASBESTOS REMOVAL SUPPLEMENT

1. See Specification.

SECTION 1E - SUPPLEMENTAL REQUIREMENTS FOR ADAPTABLE APARTMENTS (GENERAL CONSTRUCTION, PLUMBING AND ELECTRICAL)

1. See Specification and Drawings.

SECTION 1F - SUPPLEMENTAL HANDICAPPED REQUIREMENTS FOR PUBLIC AREAS (GENERAL CONSTRUCTION, HEATING AND VENTILATING PLUMBING AND ELECTRICAL)

1. See Specification and Drawings.

SECTION 1J - LEAD HAZARD REDUCTION

1. Contractor shall provide all labor, materials, and equipment required to comply with the Federal Lead-Based Paint Requirements Rider to the Construction Contract. See Specification.

SECTION 2A - DEMOLITION

1. All building utilities shall be disconnected before any removal and/or demolition is commenced by any mechanical trade.
2. Provide temporary shoring before commencement of demolition.

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3. Provide temporary sidewalk shed for the duration of construction contract work. Refer to Specific Requirements, Section 1A.
4. Perform all demolition required for installation of new work.
5. Remove existing retaining walls where shown on drawings.
6. Remove existing exterior and interior stairs where shown on drawings.
7. Remove all existing paving at Yards and Fire Passages.
8. Remove all existing sidewalk (s) and curb(s).
9. Remove existing concrete first tier slab and structural steel where shown on drawings.
10. Remove all existing structural steel beams and columns where shown on drawings.
11. Remove existing terra cotta and stone coping being replaced where shown on drawings.
12. Remove all existing kitchen cabinets including hangers, base cabinets, counter tops, grounds, cleats etc.
13. Remove all existing ceramic tile walls and floors of all existing apartment bathrooms and all public areas receiving new tile work.
14. Remove all existing tubs, water closets, lavatories, kitchen sinks and associated trim.
15. Remove all existing partitions where shown on drawings to be demolished.
16. Remove existing stair and elevator bulkheads.
17. Remove all existing apartment doors, apartment entry doors and cellar or basement doors and frames.
18. Remove all existing exterior doors, frames and trim.
19. Remove existing materials at sealed-up windows and doors openings. Provide clean masonry openings ready to receive new work.
20. Remove all existing window sash, frames, trim and window treatments. Provide clean masonry openings.

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21. Remove all existing storefronts and entrance door assemblies.
22. Remove all existing wood base and moldings in apartments.
23. Remove all existing linoleum, VAT and/or V.C.T. in apartments.
24. Remove all existing closet shelving and clothes poles. and window shades
25. Remove existing wood joists (74%) as directed by Engineer/Architect of Record.

NOTE: CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR
ADDITIONAL 26% OF JOIST REMOVAL AS A SEPARATE LINE
ITEM TO BE INCLUDED IN BID BREAKDOWN.

26. Cut new openings and enlarge existing openings as required where shown on drawings.
27. Remove all finish materials from all existing partitions shown on drawings to remain from the interior face of exterior walls.
28. Remove all existing lath and plaster ceilings.
29. Remove all existing dumbwaiter bulkheads where shown on drawings.
30. Remove all existing bulkhead doors and frames.
31. Remove existing masonry gas vents where indicated on drawings.
32. Remove all existing roofing, sheathing, and roof framing at main roof and bulkhead roof.
33. Remove all existing walls, and ceiling materials in Public Hall areas and stairwells.
34. Remove all tar coatings at interior face of masonry parapet walls, bulkheads and chimneys at roof. Emulsifying agent to be applied must be E.P.A. approved or dry ice or compressed CO2 to make tar removable by light tapping with a small hammer and prying with a putty knife.
35. Remove all existing mailboxes.
36. Remove existing finish wood flooring and sub-flooring in all apartments.

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37. Remove existing skylights and screens at stair bulkhead and bulkhead roof.
38. Remove all existing Public Hall stairs and platforms.
39. Remove existing gooseneck ladders at fire escapes at roof level.
40. Remove all existing concrete floor slabs in Cellar and other areas as shown on drawings.
41. Remove all existing roof vents, dry grounds and debris from roof.
42. Remove existing fire escapes where shown on drawings.
43. Remove existing parapet walls at adjacent airshaft down to the bottom of roof joist level as indicated and where shown on drawings.
44. Remove lintels 100% at all window openings under direction of Engineer. Provide all necessary shoring for masonry openings if replacement lintels are not immediately installed.
45. Remove existing windowsills 100% at all window openings under direction of HPD architect. Provide protection for exposed wall cavity until new sills are installed.
46. Remove from the building site and dispose of in a legal manner all existing debris.
47. Remove all elevator equipment and related materials to be replaced.
48. Remove existing boiler, breaching, and header.
49. Remove existing heat distribution system in cellar
50. Remove all existing roughing, risers, heating elements and all pipe connections to heating elements.
51. Remove existing oil tank. Any existing oil shall be removed. Clean tank and cut to sections for removal. Disposal of cleaning materials shall be done to D. E. P. regulations
52. Remove entire existing cold, hot and recirculation water distribution systems in building.
53. Remove existing gas piping and metering equipment.

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54. Remove existing drainage system. System includes removal of stacks, vents, branches, fixtures, underground lines and house trap.
55. 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 2B - SITE WORK, EXCAVATION, BACKFILL AND LANDSCAPING

1. Remove existing materials and rubble and excavate to proper grade level shown on drawings for installation of new footings for new concrete stairs, new metal stairs, and new retaining walls; all new sidewalk and sidewalk curb, new fence curb, new paving in yards. Coordinate work with Section 3A and 5B.
2. Backfill where required for site work to maintain proper grade levels shown on drawings for new work to be installed.
3. Provide new chain link fencing 6'-0" high where shown on drawings. Coordinate with Section 3A for location of new concrete footings for fence posts.
4. Provide new steel picket fencing 6'-0" high where shown on drawings. Coordinate with Section 3A for location of new concrete bases for fence posts.
5. Provide trees, "Callery Pear" (Pyrus Callery Ana-Bradford), and tree pits with Pit Guards on four sides where shown on drawings.

SECTION 3A - CONCRETE

1. Provide new concrete slab at all Front, Side, and Rear Yards. Removal of existing slabs shall be provided under Section 2A.
2. Provide new concrete ramp and stair where located and as shown on drawings.
3. Provide all new sidewalks. Removal of existing sidewalks shall be provided by Section 2A.
4. Provide new curbs at new sidewalks, metal face at street corners.
5. Provide new reinforced concrete footing and curb for new fencing. The curb shall have pre-formed sleeves for new fence posts. Coordinate with Section 2B for locations of new concrete curbs.
6. Provide new concrete floor slab in entire Cellar and as indicated in Finish Schedule on drawings.

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7. Provide new concrete stairs where located and as shown on drawings.
8. Provide new concrete slab and stair in Fire Passages.
9. Patch and repair retaining walls as shown on drawings.
10. Provide new reinforced concrete retaining wall and footings where located and as shown on drawings.
11. Provide new concrete footings for all new concrete and or masonry block walls where shown on drawings.
12. Provide new sump pump pit in Boiler Room where shown on drawings.
13. Provide new house trap pit where shown on drawings.
14. Furnish new pre-cast concrete chimney coping and parapet wall coping. Coping to be installed by Section 4A.
15. Furnish new pre-cast concrete windowsills. Sills to be installed in accordance with Section 4A.
16. Provide new reinforced concrete pads for boiler and hot water heater.
17. Provide new reinforced concrete fill where new metal deck is installed. New metal deck provided by Section 5D.
18. Provide new concrete base and footing for new metal chimney. New chimney to be provided in accordance with Section 11E.

SECTION 4A - MASONRY

1. Provide new brick parapet walls from roof level, or level as indicated on drawings, to a height of 3'-6" above roof where shown on drawings.
2. Provide for complete repointing of brick walls and stonework of all street facades.
3. Provide new camel-back terra-cotta coping at all Rear and Courtyard parapet walls where shown on drawings.
4. Provide new 8" thick concrete block to seal-up existing dumbwaiter door openings and other existing door and window openings where shown on drawings.
5. Provide new concrete block walls where shown on drawings.

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6. Install new loose steel angle window lintels at all window openings (100%) as directed by Engineer. Lintels provided according to Section 5A - Masonry shall be repaired and rebuilt to return wall to original condition. Lintels to be primed in shop with rust inhibitor.
7. Install new pre-cast concrete windowsills at all window openings (100%) as directed by Engineer. Sills provided according to Section 3A - Masonry shall be repaired and rebuilt to return wall to original condition.
8. Install new pre-cast concrete chimney coping and parapet wall coping. Coping furnished under Section 3A.
9. Install new breaching frame, thimble and clean-out door and frame for existing boiler chimney furnished under Section -5A.
10. Provide new terra-cotta chimney lining for full height of existing masonry chimney.
11. Remove existing and provide new masonry wall sections located between window sills and window heads, where shown on drawings.
12. Remove existing chimney down to roof level and remove one (1) side wall of chimney for installation of flue lining from roof level to breaching opening as shown on drawings. Rebuild chimney wall and chimney to existing height.
13. Provide 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 a twenty-foot proximity of the roof vent for the plenum they both serve.
14. Provide all scaffolding.

SECTION 4B - MASONRY COATINGS

1. Provide and install Thorocoat, by Degussa Building Systems, on entire face of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet at Side and Rear Yard. The installation shall be according to manufacturer's requirements in order to ensure warranty, see Drawings and Specification.
2. Provide and install Thorocoat 200, by Degussa Building Systems, at the entire face of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet at all air shaft walls (see note #1 for installation and warranty requirements)

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3. Provide and install ThoroSeal, by Degussa Building Systems, at the interior face of roof parapet walls, exterior face of bulkhead walls and all rubble stone foundation walls (see #1 for installation requirements).
4. Provide and install Thoro Stucco, by Degussa Building Systems, to patch and repair existing cement stucco waterproofing on exterior walls.
5. Provide and install clear water repellent sealer, Enviroseal Double 7 for brick, by Hydrozo, as manufactured by Degussa Building Systems, on entire front building facade (see note #1 for installation and warranty requirements)

SECTION 5A - MISCELLANEOUS AND ORNAMENTAL METALS

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 new fire escapes as conforming to MDL Rule 4.0, where shown on drawings.
3. Provide new Child Window Guards at all public hall windows and at all apartment windows (except at windows opening on fire escapes or where burglar bar window grilles are provided).
4. Furnish new loose steel angle lintels for new masonry openings where indicated on drawings. Installation by Section 4A.
5. Furnish new loose steel angle lintels for all existing window openings. Installation by Section 4A.
6. Provide and install new house numbers where shown on drawings.
7. Provide new Sentry Barrier fire egress swing Gates as manufactured by J. F. Kaufman Iron Works or an approved equal. 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 new burglar bar grilles mounted on exterior face of masonry openings and at all first floor and cellar windows. Provide modified grilles for all windows where air conditioner (appliance) outlets are shown on electrical plans.
9. Furnish new breaching frame, thimble and clean out door and frame at the base of existing chimneys. Installation by Section 4A.

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10. Provide new steel picket gates with exterior grade panic hardware and guard plate at Fire Passages where shown on drawings.
11. Provide new steel picket fence and gate with hardware where shown on drawings.
12. Furnish new brick vents to be installed under Section 4A.
13. Provide new steel pipe railings and hand railings for all exterior stair and where shown on drawings.
14. Provide new aluminum handrails with posts with metal pipe sleeves and/or wall brackets at Lobby and Vestibule stairs where and as shown on drawings.
15. Provide new areaway gratings where shown on drawings.
16. Provide new access panels where shown on drawings.
17. Provide new steel diamond plate covers with handle pull, for house trap.
18. Provide new steel grating cover for sump pumps pit.

SECTION 5B - METAL STAIRS

1. Interior Public Hall Stairs:

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

2. Cellar Stairs:

Provide new steel stair complete with steel assemblies, diamond plate platform, treads and risers, metal hand- rails, channel supports etc.

3. Exterior Steel Stairs:

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

4. Shop prime all metal.

5. Provide new metal pipe handrails at stairs where shown on drawings.

SECTION 5C - STRUCTURAL STEEL

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1. Provide new beams, columns, bolts, rivets and other structural steel shown on plans or specified. 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/Architect 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 installation of new steel shall be reinstalled.
4. Provide temporary shoring and bracing.
5. Provide for scraping, cleaning and field painting of all existing structural steel.
6. Provide for field painting of all new structural steel.
7. Provide new steel C-joists based on span, as directed by Engineer/Architect of Record, and refer to the C-joist Schedule on the cover sheet. New joist pockets shall be provided where new joist are required. Existing joist pockets shall be modified as necessary for the installation of new joists.

SECTION 5D - CORRUGATED FLOOR DECK

1. Provide 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 where required. Carefully examine the Architectural, Structural and Mechanical drawings to determine the size, type and quantity of openings required. It shall be this sub-contractor's responsibility to provide all such holes and/or openings in proper locations. Every effort shall be made by this 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 6A - ROUGH CARPENTRY

1. Provide new metal stud framing for new drywall partitions as indicated on drawings.

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2. Provide new 3/4" thick plywood CD - Exposure 1 grade agency certified roof sheathing for entire roof.
3. Provide new 3" x 8", 3" x 10" or 3" x 12" wood joists based on span, and 1,000 psi, as directed by Engineer/Architect of Record. (Approximately 74% of all floor and roof joist). New joist pockets shall be provided where new joists are required. Existing joist pockets shall be modified as necessary for the installation of new joist

NOTE: CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR ADDITIONAL 26% OF JOIST REPLACEMENT AS A SEPARATE LINE ITEM TO BE INCLUDED IN THE BID BREAKDOWN.

- a. In accordance with contract requirements approximately 74% of existing wood joists are to be replaced as directed by Engineer/Architect of Record. Any adjustment will be calculated proportionally to the total amount.
 - b. No money from Allowance shall be requisitioned without written authorization of HPD, and HPD reserves the right to authorize expenditures in whole or in part.
 - c. The Allowance amount shall include the full cost of the materials and equipment delivered and unloaded at the site, and all applicable taxes. The contractor's handling costs on the site, labor, installation costs, overhead, profit and other expenses shall be included in the Allowance to be performed for such amount as HPD may direct.
 - d. The obligation of the contractor to remove and install up to 100% floor and roof joist including adjacent construction, as directed by the professional engineer of record, at no additional cost is in no way limited by the designation of areas of removal indicated on the plans.
4. Provide new wood joists to match existing to fill in floor and ceiling openings at dumbwaiter shafts to be removed.
 5. Provide 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.
 6. Provide new plywood 3/4" thick sub-flooring with exterior glue, grade C-D for living rooms and bedrooms; 3/4" thick, exterior glue, C-D grade for bathrooms and kitchens agency certified.
 7. Provide new metal furring at interior face of all interior and exterior masonry walls in apartments and where shown on drawings.

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8. Provide suspended ceiling assembly throughout all Apartments, Public Halls and Stairs, and Fire Passage.
9. Install reinforcement plates for bathroom accessories and kitchen wall cabinets. Reinforcement plates furnished by Section 10A.
10. Provide new wood sub-frame where new windows are to be installed.
11. Provide 1" x 3" pressure treated wood sleepers at 16" On Center at first tier concrete deck throughout first floor and above first floor public hall, where shown on drawings.
12. Provide double headers and trimmers at all duct installations shown on drawings and at chimney breasts or where chimneybreasts are shown to be removed and/or to remain.

SECTION 6B - FINISH CARPENTRY

1. Install new wood base and wall cabinets and counter tops for all apartment kitchens and where and as shown on drawings. Furnished under Section 11B.
2. Provide all wood closet shelving and clothes hanging rods complete with cleats at all closets.
3. Provide all new wood stools, aprons and other wood trim at new aluminum double hung windows.
4. Provide 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. Provide new strip hardwood flooring throughout all apartments (except bathrooms and kitchens).
6. Install all Finish Hardware furnished under Section 8D for wood doors and hollow metal doors.
7. Provide oak wood stairs including stringers, treads, risers, balusters and newels where shown on drawings.
8. Provide wood transition strips between ceramic flooring in kitchenette areas and adjacent areas that have hardwood flooring.

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SECTION 7A - INSULATION

1. Provide new batt insulation at interior face of exterior masonry walls.
2. Provide new batt insulation in plenum below roof joists, as shown on detail drawings.
3. Provide new batt insulation in suspended ceiling throughout fire passages.
4. Provide new mineral wool insulation in walls between apartments, and as indicated in partition schedule.
5. Provide fire-stopping between apartments as shown on drawings.
6. Provide new mineral wool insulation at boiler room ceiling.

SECTION 7B - ROOFING AND WATERPROOFING

1. Provide new bituminous membrane roofing for entire main roof area and bulkhead roofs.
2. Provide new bituminous membrane base flashing at all vertical surfaces on roofs.
3. Provide new cant strip at entire perimeter of parapet walls and at bulkhead walls.
4. Install new aluminum cap (counter) flashing supplied under Section 7E at entire perimeter of parapet walls and bulkhead walls.
5. Install new aluminum flashing for all roof penetrations supplied by Section 7E.

SECTION 7C - SKYLIGHTS

1. Provide new skylights with screens according to NYC Building Code: 27-338(d) at all existing stair bulkheads and elevator bulkhead.

SECTION 7D - WEATHERSTRIPPING, SADDLES AND CAULKING

1. Provide new aluminum saddles for all roof and basement doors. Refer to Door Schedule.
2. Provide new compressible neoprene sponge weather-stripping for all new exterior doors.
3. Caulk all exterior windows and door frames.

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4. Caulk all joints of existing stone and new pre-cast concrete parapet and chimney copings.
5. Caulk all bathtubs at intersection of tub and ceramic tile wall and at intersection of base of bathtub and floor.
6. Caulk under saddles for all new exterior doors.
7. Caulk joints under steel lintels bearing at each window head.
8. Caulk joint at all counter top and splashboards in kitchens.
9. Caulk joints between stone sills and masonry.
10. Caulk at all fence post bases.

SECTION 7E - SHEET METAL WORK

1. Provide new aluminum gutters, leaders and concrete splash blocks for all roof bulkheads.
2. Provide new aluminum scuppers, leader heads and leaders where shown on drawings.
3. Furnish new aluminum flashing for vent pipes, and other mechanical items penetrating roofing. Installed by Section 7B.
4. Furnish new aluminum cap (counter) flashing at perimeter of all parapet and bulkhead walls. Installed by Section 7B.
5. Provide new aluminum fascia at stair and elevator bulkhead roofs.
6. Provide roof vents where shown on drawings.
7. Provide new aluminum louvers where shown on drawings.
8. Provide 20-gauge sheet metal on the boiler room ceiling.

SECTION 7F – CORNICES

1. Repair and paint existing metal cornices where shown on drawings.
2. Provide new fiberglass cornices where shown on drawings.

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SECTION 7G - SPRAYED FIREPROOFING

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

SECTION 7H - ALUMINUM SIDING

1. Provide new aluminum siding where called for on drawings.

SECTION 8A - METAL DOORS AND FRAMES

1. Provide new hollow metal apartment entrance doors and welded frames for all apartments. Refer to Door Schedule.
2. Provide new cellar and bulkhead hollow metal doors and frames. Refer to Door Schedule. Provide kick plates.
3. Provide new knock-down type hollow metal frames for new hinged hollow core wood doors. Doors provided for by Section 8B.

SECTION 8B - WOOD DOORS

1. Provide new wood hollow core doors for all Bedrooms, Bathrooms, and Closets refer to Door Schedule shown on drawings.

SECTION 8C - WINDOWS

1. Provide new aluminum double hung H-C50 THERMO BARRIER - THERMO BRAKE tilt window. All sash to be double-glazed, with 11/16-inch (min.) space between each pane. Bathrooms shall have obscure glazing. Refer to Window Schedule.
2. Provide new aluminum project-in windows. Refer to Window Schedule.
3. Provide new ¾ hour fire-rated steel window units (frames and sashes) at public hall window openings. Refer to Window Schedule.
4. Provide all necessary hardware, blocking etc., required for window installation.

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SECTION 8D - FINISH HARDWARE

1. Provide locks, saddles, spring hinges, chimes, door guards, doorstops and silencers at Apartment Entrance Doors and frames.
2. Provide privacy locks, hinges, doorstops and silencers at Bathroom and Bedroom doors and frames.
3. Provide dummy trims, hinge, magnetic catches and door stops at Closet doors and frames.
4. Provide locks, hinges and doorstops for cellar doors (may vary due to room designation; refer to door schedule).
5. Provide latches, spring hinges, rubber covered chain and exit control/alarm lock for Bulkhead door.
6. Provide electric/electromagnetic locks, continuous hinges and door closers for Building Entrance and Vestibule Doors. (Aluminum or Steel)
7. Installation of finish hardware by other Sections.

SECTION 8E - GLASS AND GLAZING

1. Provide insulating glass for all apartment replacement windows except Bathrooms.
2. Provide obscure insulating glass for all Bathroom replacement windows.
3. Provide 1/4 inch wire glass for Public Corridor windows.
4. Provide 1/4 inch wire glass for all Vestibule doors and sidelights.
5. Provide 1/4 inch thick tempered glass for all Building Entrance doors and sidelights and Storefronts and doors.

SECTION 8F - ALUMINUM ENTRANCE WORK

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

Refer to Door Schedule.

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SECTION 8G - ALUMINUM STOREFRONT AND DOORS

1. Provide new insulated aluminum faced panels to be installed in storefronts as shown on drawings.
2. Provide new aluminum storefronts and doors including hardware.
3. Install new projected aluminum windows in storefronts. Windows to be furnished by Section 8C.

SECTION 8H – ROLL-DOWN SECURITY GRILLES

1. Provide rolling service doors where indicated on drawings.

SECTION 8K - STEEL ENTRANCE WORK

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

Refer to Door Schedule.

SECTION 9A - PLASTER

1. Provide new wire lath and vermiculite plaster for fire stopping at all pipe chases and all vertical penetrations.
2. Provide and apply two (2) coats of new plaster: (1) brown and (2) finish coat of “Keene’s Cement Plaster” on all masonry wall surfaces at vestibule, lobby, all public halls, stairwell and interior bulkhead walls. Refer to Finish Schedule for type of finish coat.

SECTION 9B - GYPSUM DRYWALL AND TILE BACKER BOARD

1. Provide 5/8" 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.
2. Provide 1/2" thick cement board in Bathrooms, at all tub surround walls only where ceramic tile is to be installed. Refer to bathroom elevations. Provide same at toilets in commercial spaces.
3. Provide metal-furring channels attached to underside of joists at all ceilings receiving new gypsum board where suspended ceiling is not required.
4. Provide metal stud framing for walls in Commercial Spaces.

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5. Provide metal furring channels at all interior masonry walls in Commercial Spaces. Refer to Partition Details for furring sizes.
6. Provide core board enclosure for all duct shafts as and where shown on drawings.
7. Provide cement board at fire passage ceiling. All joints shall to be taped.

SECTION 9C - CERAMIC / PORCELAIN TILE

1. Provide 4-1/4" x 4-1/4" ceramic floor tile for all apartment Bathrooms.
2. Provide 4-1/4" x 4-1/4" glazed wall tile at kitchen walls where shown on Elevation drawings; at Bathroom walls to ceiling at tub surrounds and 4'-0" above finished floor at all other walls.
3. Provide 4-1/4" x 4-1/4" sanitary cove base for all Bathroom walls.
4. Provide ceramic toilet accessories (five piece) for all Bathrooms, as shown on drawings.
5. Provide marble saddles at all Apartment Entrance, Bathroom and Toilet door openings. Refer to drawings for profiles. The saddles at apartment entrances shall match the depth of the door frame.
6. Provide new glazed ceramic wall tile (full height) in Vestibule as shown on drawings. Refer to Elevation Drawings for tile sizes.
7. Provide new ceramic tile wainscot, fifty-one inch high, at Public Hall Areas. Refer to Drawings for tile sizes.
8. Provide new porcelain tile in reinforced concrete bed at new stair treads and platforms of Public Hall Stairs. Refer to Drawings for tile sizes and details.
9. Provide 1-1/2" thick reinforced mortar bed underlayment where porcelain floor tile is to be installed. Refer to Drawings for installation details.
10. Provide new ceramic flooring at all apartment Kitchen areas and areas where indicated in Finish Schedule.
11. Provide 1/4" thick Handibacker EZ Grid cementitious board in kitchens where ceramic floor tile is to be installed.
12. Provide 6" x 6" ceramic floor tile, provide 6" x 6" sanitary cove base and provide 6" x 6" glazed wall tile 4'-0" above finished floor at walls for toilet(s).

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SECTION 9D - RESILIENT FLOORING

1. Provide new vinyl composition tile (V.C.T.) flooring at areas indicated in Finish Schedule.
2. Provide wood transition strips.

SECTION 9E - CHEMICAL CLEANING AND ANTI-GRAFFITI COATING

1. Provide chemical cleaning at all street facades from grade to top of roof parapets.
2. Provide protection for adjacent materials and pedestrian traffic, during chemical cleaning.
3. Provide "Anti-Graffiti" coating at all street facades from grade level to eight (8) feet above grade.

SECTION 9F - PAINTING AND DECORATING

1. Paint all walls and ceilings apartments according to Interior Finish Schedule.
2. Paint all walls and ceilings in public areas.
3. Paint all fire escapes.
4. Paint all service areas (Boiler Room, Passages etc.) walls and ceilings as per Finish Schedule.
5. Paint all Public Hall stairs and stairwells.
6. Finish wood flooring.
7. Paint all exterior ferrous metal surfaces (doors and frames, gates, railings, stairs, burglar bar grilles etc.).
8. Scrape and paint existing steel window lintels that are not being replaced.

SECTION 10A - BATHROOM ACCESSORIES

1. Provide new medicine cabinets for all Bathrooms.
2. Provide new shower curtain rods at all tubs and showers.
3. Furnish reinforcement plates for bathroom accessories. (Installed under Section 6A)

HIGH EFFICIENCY SPECIFICATION

SECTION 10B - MAILBOXES

1. Provide all new mailboxes with integral directory, where shown on drawings.

SECTION 10C - TOILET ROOM ACCESSORIES

1. Provide new mirror(s).
2. Provide new toilet tissue dispenser unit(s).
3. Provide new feminine napkin disposal unit(s).
4. Provide new paper towel dispenser(s).
5. Provide new waste receptacle(s).
8. Provide new soap dispenser(s).
9. Provide new grab bar(s).

SECTION 10D - METAL TOILET PARTITIONS

1. Provide all new metal toilet partitions, doors, all necessary accessories, and fasteners.

SECTION 10F - FABRIC AWNINGS

1. Not used

SECTION 11A - RESIDENTIAL APPLIANCES

1. Provide new electric Energy-Star qualified refrigerators for all apartment kitchens.
2. Provide new gas self-cleaning ranges with electronic ignition, for all apartment Kitchens. Installation and hook-up of ranges by Section 15B.
3. Provide new range hoods over all ranges in apartment kitchens. Hook-up by Section 16A.

SECTION 11B - KITCHEN CABINETS AND COUNTERTOPS

1. Furnish new all solid oak kitchen cabinets and plastic laminate covered countertops. Unless otherwise shown on drawings, wall cabinets shall be 30"

HIGH EFFICIENCY SPECIFICATION

high except 12" high over the refrigerator. All base cabinet corners shall have accessible blind corners. Cabinets shall meet the construction and performance standard, of ANSI A161.1 KCMA (Kitchen Cabinet Manufacturers Association) and the countertops the standards ANSI A161.2. Installation of kitchen cabinets and countertops by Section 6B.

2. Make necessary field measurements to insure proper fit and installation prior to manufacture.

SECTION 11C - TRASH COMPACTOR EQUIPMENT

1. Provide a new trash compactor unit complete with hydraulic power pack and all controls.

SECTION 11D - COMPACTOR CHUTE

1. Provide a new trash compactor chute complete with all intake doors, chute, frames, sanitizing unit, etc.

SECTION 11E -METAL CHIMNEY (EXTERIOR)

1. Provide and install a new exterior type metal chimney as manufactured by Schebler Co., Model P2A (or an approved equal), complete with hardware. The chimney shall be attached to the buildings exterior according to the manufacturer's specification. The contractor shall provide shop drawings for the installation.

SECTION 11F -INTERIOR "B" VENT

1. Provide a new interior metal type "B" vent complete with all hardware

SECTION 14A - ELEVATORS

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

1. Provide new controller/selector with active fire recall as per Fire Department Requirements in RS 18, Rule 211 of latest New York City Building Code. Total of ().
2. Provide new drive unit (traction machine-motor-brake-deflector sheave) model #34 as manufactured by Hollister Whitney. Total of 1
3. Provide new light fixtures, 48" twin, 40 watts, with toggle switch in overhead.

HIGH EFFICIENCY SPECIFICATION

- Total of ().
4. Provide new light fixtures, 48” twin, 40 watts, with toggle switch in motor room.
Total of ().
 5. Provide new main feed with motor cut-off switch.
Total of ().
 6. Provide new steel beams to support overhead sheaves.
 7. Provide new self-closing motor room door and frame with four way “Mul-T-Lock” and “Medeco” cylinder.
Total of ().
 8. Provide new overhead sheaves.
Total of ().
 9. Provide new governor, over-speed safety switch, pit tension sheave, and cable.
Total of ().
 10. Provide new overheads door and buck.
Total of ().
 11. Provide new steel car sling and platform with toe guard.
Total of ().
 12. Provide new instantaneous car safety device.
Total of ().
 13. Provide new car guide shoe/roller assemblies.
Total of ().
 14. Provide new elevator cab complete with capacity plate and two-speed sliding door.
Total of ().
 15. Provide new car gang station with alarm, stop switch and Fire Recall Keyway.
Total of ().
 16. Provide new light at top of car and under platform. Total of ().
 17. Provide new light traveling cable.
Total of ().
 18. Provide new car door operator with header complete.

HIGH EFFICIENCY SPECIFICATION

- Total of ().
19. Provide two new position indicators. One to be located in car and other on the lobby floor.
 20. Provide new hall call station.
Total of ().
 21. Provide one new hall call station with Fire Recall Keyway located on the lobby floor.
 22. Provide new two speed sliding doors, door tracks and bucks complete.
Total of ().
 23. Provide new hoist way door checks.
Total of ().
 24. Provide new hoist way door interlocks and keepers.
Total of ().
 25. Scrape and lubricate existing guide rails.
Total of ().
 26. Scrape and lubricate existing counterweight guide rails.
Total of ().
 27. Provide new counterweight including frame and weights.
Total of ().
 28. Provide new counterweight guide shoes.
Total of ().
 29. Provide new hoist cables.
Total of ().
 30. Provide new traveling cables.
Total of ().
 31. Provide new shaft pipe and wiring complete.
Total of ().
 32. Provide new half way junction box.
Total of ().
 33. Provide new halfway light source for light travel cable.

HIGH EFFICIENCY SPECIFICATION

Total of ().

34. Provide maintenance and call back service for a period of one (1) year. Refer to Section 14A.05 C.
35. Provide new directional and final limit switches.
Total of ().
36. Provide new pit light.
Total of ().
37. Furnish and file all required drawings with the Department of Buildings Elevator Division.
38. Provide temporary enclosures or other protection from open hoist ways during the time the elevator is being installed.
39. Provide new ABC fire extinguisher in machine room.

SECTION 14C - WHEELCHAIR LIFTS

1. Provide new chair lift, XPRESS II MODEL, as manufactured by Garaventa Accessibility, and distributed by Handi-Lift Inc. The lift guide and support rails shall be directly mounted to the adjacent masonry wall. The installation shall be according to the manufacturer's specification. The contractor shall provide shop drawings for approval by HPD prior to installation.

SECTION 15A - HEATING AND VENTILATING

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT.

1. Provide new () MBH gross output (oil/gas) fired hydronic-heating plant(s) as indicated on drawings complete with burner assembly and boiler circulation pump.
2. Provide new boiler operation and safety equipment complete with wiring as required by manufacturer and detail.
3. Provide complete new breaching and barometric damper for boiler and water heater.
4. Provide new boiler controller complete with all wiring to boiler, controls, pumps, sensors, etc. and connection to boiler room electrical service.

HIGH EFFICIENCY SPECIFICATION

5. Provide fresh air louver in boiler room as per code.
6. Provide smoke test for chimney.
7. Provide combustion efficiency test.
8. Provide complete new (oil-gas) fired domestic hot water heating system, complete with all controls, pumps, storage tanks, valves, wiring of control devices, and connection to boiler room electrical service. (Electrical connection see Section 16A, piping connections see Section 15B)
9. Provide new domestic hot water coil(s) in boiler.
10. Provide new three (3) elbow connections on all piping from risers to new heating elements. Each heating element shall be provided with a new shut-off valve. Thermostatic valves shall also be installed as required by N.Y.S. Energy Conservation Code Section 7813 (March 1991).
11. Provide complete new hydronic heating system for building. System shall include piping, connections, controls, valves, baseboard, convectors and accessories for complete operation of system.
12. Provide two (2) new hydronic system circulation pumps with controller complete with wiring between equipment.
13. Provide new expansion tank, air eliminator and vent.
14. Provide air vents for mains, risers and heating elements necessary for even heat distribution.
15. Provide new insulation on entire hydronic heating system piping. Except for piping within baseboards.
16. Provide for painting of all exposed copper piping.
17. Provide for labeling of all valves and indicate on piping direction of flow.
18. Provide all pipe hangers and floor clamps as required.
19. Provide for shoring of existing crawl spaces and any excavation or penetrations necessary for installation of heating supply or return mains.
20. Provide for cutting and patching of existing surfaces that are to remain.

HIGH EFFICIENCY SPECIFICATION

21. Provide new () gallon oil tank complete with saddle and exterior rust-proofing.
22. Provide new oil supply and return piping to burner complete with pump and new fill and vent lines to and from oil tank.
23. Provide 500 gallons of fuel oil for testing boiler burner.
24. Provide new exhaust ventilators, roof damper on duct, operation timers, connections to building electrical house panel and other equipment as required by manufacturer for complete operation. Capacities and locations as indicated on drawings. Installation must be coordinated with other trades.
25. Provide new exhaust ducts as shown on plans.
26. Provide new wall and/or ceiling constant air regulators (CAR), fire dampers, and collars where indicated on the drawings.
27. Provide new pre-fabricated fan curbs for roof fans.
28. Provide for testing of systems after completion of all construction.
29. Secure all required certificates and Sign-Offs from the Department of Buildings and Department of Air Resources for all new equipment.
30. Provide one new fire extinguisher in boiler room.
31. Provide access doors at top floor for access to riser vents.

SECTION 15B - PLUMBING

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT.

1. Provide complete new sanitary drainage system. System shall include all stacks, vents, floor drains, branches, lead bends, offsets, clean-outs, underground and aboveground building house drain lines and house trap.
2. Provide complete new storm drainage system. System shall include all roof drains, leader connections, yard drains, underground and aboveground building house drain lines and storm trap.
3. Provide connections to existing building house sewer.
4. Provide snaking, flushing and video inspection of existing building house sewer.

HIGH EFFICIENCY SPECIFICATION

5. Provide complete new cold water system commencing from building line and including meter and valves. System shall connect to all plumbing fixtures and domestic hot water heating system. System shall conform to all N.Y.C. and State requirements. Each riser shall be provided with a shut-off valve and drain valve with vacuum breaker.
6. Provide complete new water service for building from city street main to two feet inside building line. This contractor shall provide for all fees, filing and applications with appropriate agencies.
7. Provide complete new cold, hot and recirculation risers to apartments, risers shall connect to the new overhead mains in cellar and to all apartment fixtures. System shall conform to all N.Y.C. and State requirements. Each riser shall be provided with a shut-off valve and drain valve with a vacuum breaker. Recirculation risers shall also be provided with a check valve.
8. Provide complete domestic new hot water and recirculation distribution system.
9. Provide all fittings, valves and associated piping.
10. Provide new plumbing fixtures, water closets, lavatories, vanities, bathtubs, kitchen sinks and service sinks complete with all drainage and supply connections. Installation shall include all faucets, shower bodies, bathtub trip-levers, traps, etc. for a complete installation.
11. Provide complete new pipe insulation for hot, cold, and hot water recirculation lines.
12. Provide new hangers and supports for piping.
13. Provide cast iron connections for external roof leaders furnished under Section 7E, or new internal roof drains and yard drains.
14. Provide sub-zones as per RS.16-7 P109.10 of Administrative Building Code.
15. 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 couplings, sleeves, meter bars, 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.

HIGH EFFICIENCY SPECIFICATION

16. Provide complete new gas meter and piping for boiler room equipment. This contractor is responsible for all couplings, sleeves, meter bars, etc., as required by utility company.
17. Provide all gas connections to ranges, including all branches and valves for complete operation.
18. Provide new sump pump, check valve and connection to sanitary drainage system.
19. Provide new floor drains, traps and hose bibs as per Code.
20. Provide all connections to domestic (hot water coil-hot water heater) for complete operation.
21. Provide a new mixing valve and all connections to coil as shown in detail for complete operation.
22. Provide recirculation pump, connection to boiler room electrical service, temperature controls and all necessary valves and fittings for complete operation.
23. Plumbing contractor shall provide all labor and material required to receive, assemble, handle, distribute, and erect all plumbing equipment.
24. Provide excavation, backfill and patching of existing finish surfaces.
25. Provide for tests and adjustments of systems.
26. Provide all drains and water supply connections, connection boxes and vacuum breakers for laundry machines.
27. Provide hose bibs with vacuum breakers as shown on drawings.
28. Provide a back-flow prevention device and all associated equipment on building water service. Device and installation must conform to all Department of Environmental Protection and N.Y.S. Department of Health requirements, see details sheet. Installation shall include filing of Test and Maintenance Reports with New York State Dept. of Health.
29. Provide a variable speed booster pump and tank for domestic cold water system complete with all fittings, valves, associated piping, etc., for complete operation.

SECTION 15C - FIRE SUPPRESSION

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL SPRINKLER EQUIPMENT.

HIGH EFFICIENCY SPECIFICATION

1. Provide a complete new automatic wet sprinkler system. The system shall include all valves, piping, sprinkler heads, double check detector assembly, booster and jockey pumps complete with controllers, alarm devices, siamese connection, drainage system, signs, etc. to make a complete approved wet sprinkler system as required by N.F.P.A. # 13, N.Y.C. Building Code and Local Law 10 of 1999 Requirements. Installation shall include filing of Backflow Prevention Device Test, New York City Fire Department Form FP-100 (Residential Sprinkler System Flow Test Report), DOB FP-85 form and Maintenance Reports with New York State Dept. of Health.
2. Provide a new complete water service for building Fire Suppression System complete with sidewalk control valve and box. This contractor shall be responsible for all fees, filings and applications with appropriate Agencies.

SECTION 16A - ELECTRICAL

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT.

1. Provide a complete new 120/()volt, () phase, wire system for lighting and power. Provide new service from the Con Edison service entry to all apartment and building requirements. New service shall include end box, main switch, house switch, feeders between all equipment, meter pans, distribution panels and circuit breakers.
2. Provide complete new three wire system for apartment lighting and power commencing at apartment meters and including all sub-feeders to apartments, all racks, supports, pull boxes, circuit breaker panels, cables, conduits, circuit breakers, switches, receptacles and all associated wiring as required by the National Electrical Code (NEC).
3. Provide wiring as shown on drawing accompanying these specifications.
4. Provide temporary light and power.
5. Provide all lighting fixtures complete with mounting and connections.
6. Provide a complete new apartment intercom system where shown on drawings.
7. Provide hard-wired combination smoke/carbon monoxide detectors in all apartments.
8. Provide exterior lighting as required complete with photoelectric sensors.

HIGH EFFICIENCY SPECIFICATION

9. Provide GFI outlets for all bathrooms, and all kitchen as required by National Electrical Code (NEC).
10. Provide new lighting above mailboxes.
11. Provide junction box and hardwire connections to range hoods.
12. Provide all connections, wiring, and receptacle for sump pump(s).
13. Provide boiler room main lug panel, circuit breakers, service branch circuits and junction boxes from house panel to all boiler room equipment as per electrical requirements. All work shall conform to National Electrical Code (NEC) and coordinated with other trades.
14. Provide all disconnect and emergency switches as required.
15. Provide receptacles, light fixtures and circuit breaker panel for laundry room.
16. Provide separate meters and panels for each commercial space, complete with all wiring, fixtures, receptacles, switches, circuit breakers, etc.
17. Provided dedicated circuits for commercial area motorized roll down gates. Installation must be coordinated with gate installer.
18. Provide effective grounding system as per National Electrical Code (NEC).
19. Provide disconnect switches for elevator controller with all wiring, circuit breaker panel, conduits from cellar disconnect to roof machine room, etc. for complete operation of elevator.
20. Provide disconnect switch for compactor, including all wiring, conduits and all associated equipment for complete operation.
21. Provide for notification to Utility Company of all proposed work, and provide for any equipment, services or fees as required.
22. Provide a complete new master television distribution system as detailed in the specifications and as shown on drawings. Complete with all boxes, cables, antenna, distribution equipment, connections, etc.
23. Provide public hall lighting complete with all fixtures, boxes, wiring, connections, circuit breakers, etc.
24. Provide all cellar/basement lighting complete with all fixtures, boxes, wiring, connections, switches, circuit breakers, etc.

HIGH EFFICIENCY SPECIFICATION

25. Provide a complete telephone system for building. System shall include all wiring, conduits, boxes, connections, equipment, fees, etc. as required by utility company.
26. Provide for all wiring, connections, conduits, circuit breaker, etc. for complete operation of domestic water booster pump system.
27. Provide for all wiring, connections, metering equipment, conduits, disconnect switch, etc. for complete operation of fire booster pump system.
28. Provide for all wiring, connections, conduits, circuit breaker, operation timers, etc. for complete operation of roof mounted exhaust ventilators.
29. Provide for all final connections of all pumps, circulators, fans, panels etc. with in building for complete operation of systems. This contractor must coordinate all final electrical connections of equipment with respective contractors.

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SECTION 16B - BUILDING SURVEILLANCE SECURITY SYSTEM

NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT.

1. Provide complete new Closed Circuit Television Surveillance System (CCTSS) for building. System shall include all cameras, camera housings, Digital Video Recorder (DVR), workstation PC, monitor, mounting hardware, control cabinet, all wiring between equipment and all required devices for complete operation.
2. Provide for setup of entire system for complete operation.