Columbia University
611 W. 112th Street Renovation

Construction Briefing for Building Neighbors

May 16, 2023

Introductions

Columbia University

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Consigli

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Beyer Blinder Belle Architects

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Historic Site Info

- The Maranamay at 611 West 112th Street was built in 1904.
- It was converted to SROs in the 1940's.
- It has been vacant since the mid-2000's.
- The building is within the Morningside Heights Historic District.
- Columbia acquired the property in February 2022.

Project Overview

Project Description

Scope / Programming

- Approximately 42,000 GSF
- Building-wide replacement of floor and roof structure, interior finishes, all new MEP, fire alarm, fire protection and security systems
- Restoration of exterior masonry and full replacement of windows
- 159 student beds + amenity spaces
- Outdoor courtyard spaces
- New, accessible entrance

Project Team

- Beyer Blinder Belle – Architect
- Consigli – Construction Manager

Historic Restoration

- Exterior Restoration
- Window Replacement
- Cornice Recreation
- Building Main Entrance
- Barrier Free Entrance
- Areaway Upgrades

Current Conditions

Project Rendering

Historic Restoration

OVERALL SCOPE:

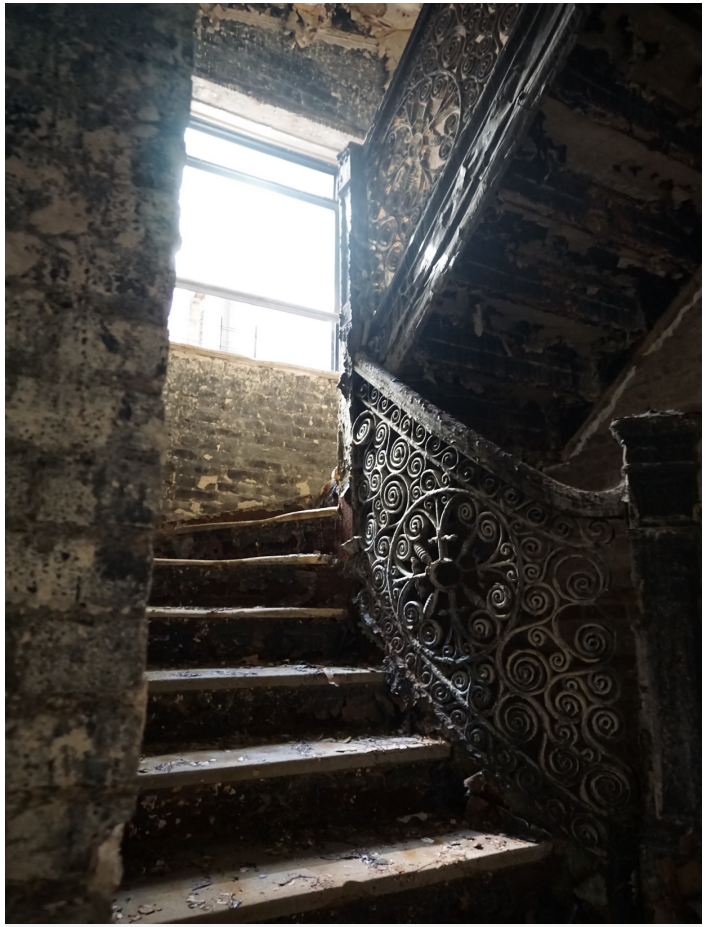
- WINDOW REPLACEMENT
- CORNICE RE-CREATION
- MASONRY REPAIR
- ENTRANCE REPLACEMENT
- ADA SLOPED WALKWAY

Project Timeline

Presence on site (site logistics)	June 2023 – August 2024
Scaffolding / Hoist In Place	June 2023 – June 2024
Interior Structural Stabilization	June 2023 – March 2024
Exterior Façade Scope	July 2023 – June 2024
Installation of Windows	January 2024 – March 2024
Interior Fit Out	January 2024 – August 2024
Sitework Landscaping	April 2024 – July 2024
Demobilization	July / August 2024
Move-in	August 2024

Existing Conditions

Looking south towards building entrance



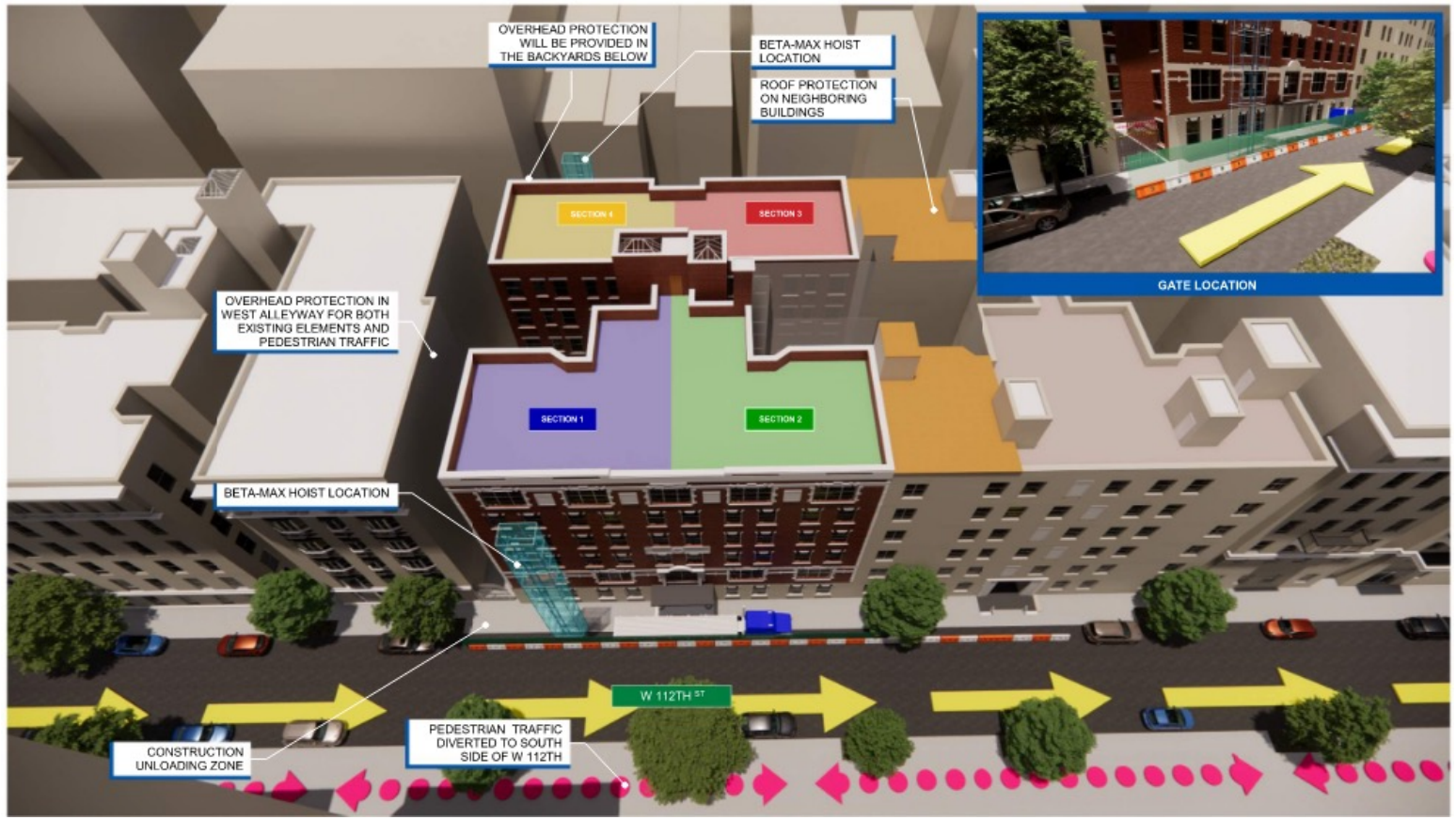
Existing interior stair – lobby level

Existing Conditions

View of east courtyard from ground floor / exterior fire stairs

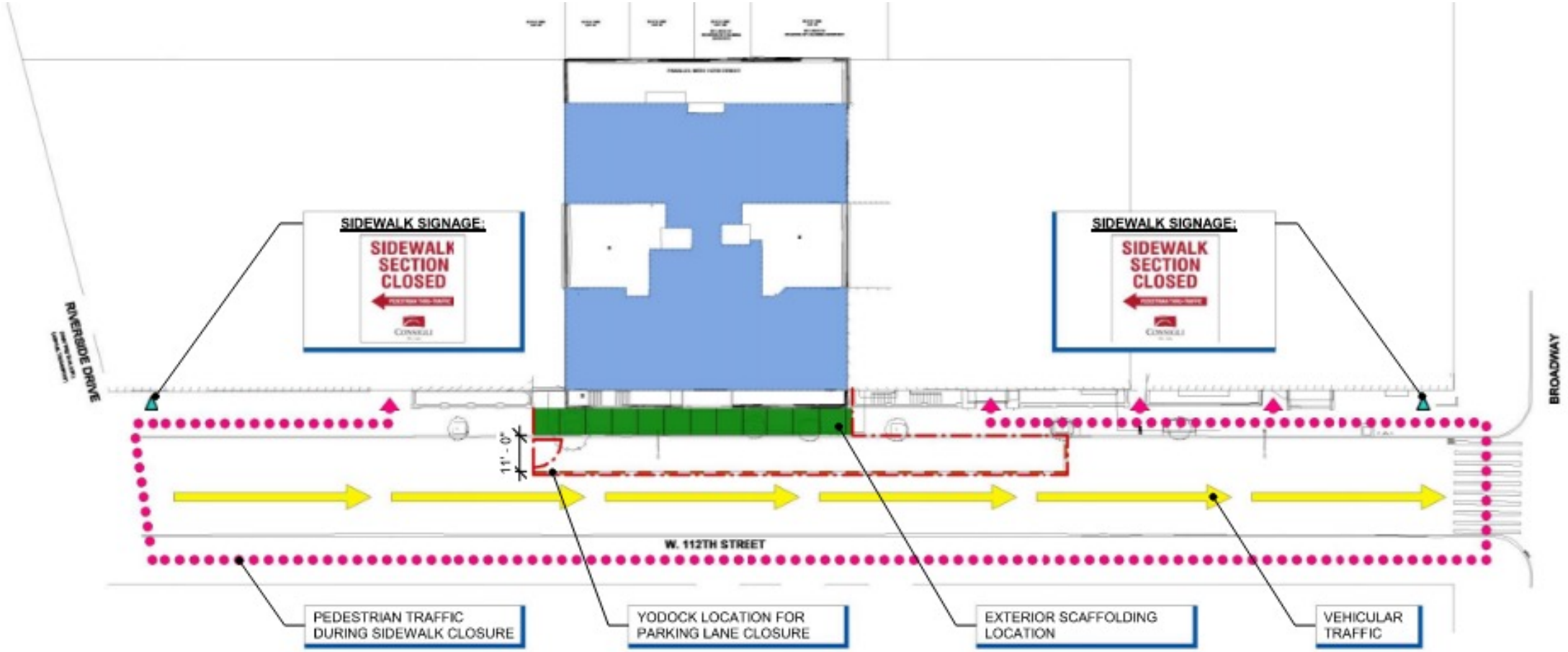
Timber floor framing

What to Expect - Mobilization

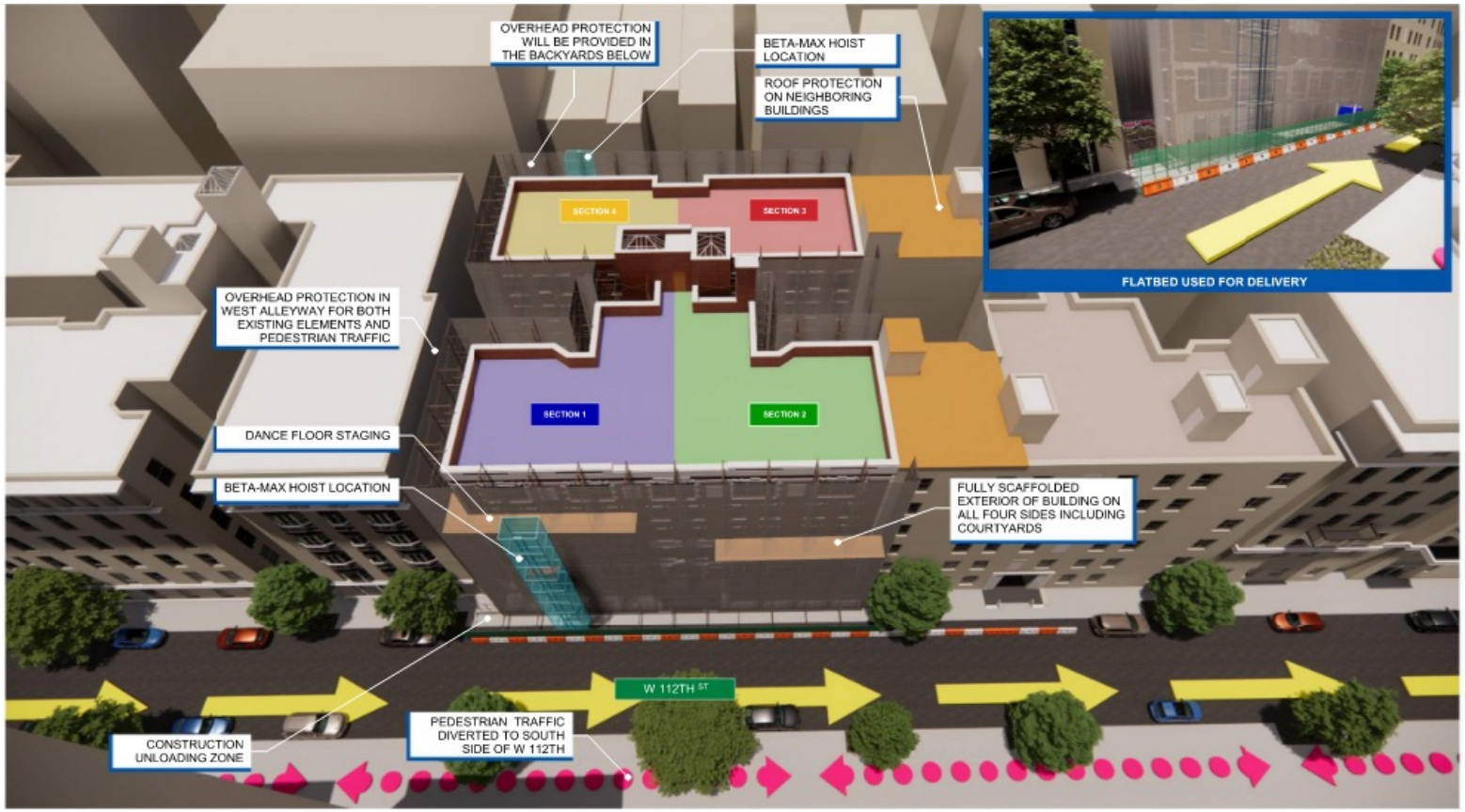


- June 2023
- Installation of overhead protection in neighboring courtyards, alleyways and backyards. All protection will have lighting installed.
- Roof Protection on neighboring property to the east.
- Existing openings in building to be temporarily sealed.
- Installation of material hoist within Construction Staging/Loading Zone barricades within parking lane.
- Pedestrian traffic diverted to the south side of the street, south side parking lane and school drop-off zone is maintained.
- Work Hours:
  - M-F: 7:00 a.m.– 3:30 p.m., with some days working the full standard permitted day to 6:00 p.m.
  - Sat: 9:00 a.m. – 5:00 p.m.
- Approximate People On Site: 15

What to Expect – Pedestrian Traffic Flow

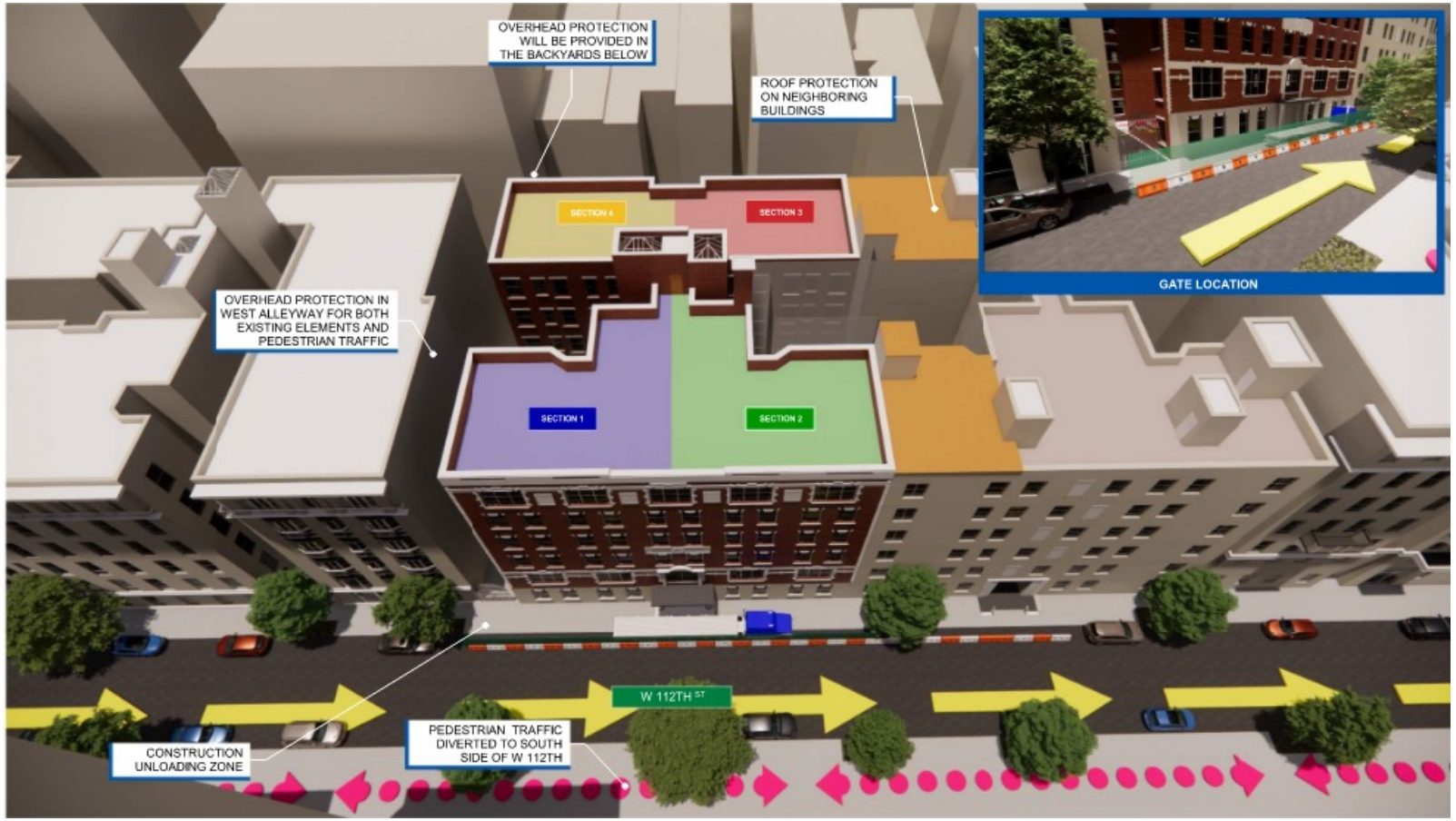


What to Expect – Exterior Scaffolding & Interior Construction Phase I



- July 2023 – February 2024
- No change to hoist, construction unloading, or pedestrian plan.
- Installation of full exterior scaffold system on all sides of the building. Scaffold will be fully netted to aid in reducing dust.
- Phase 1 exterior work: select exterior wall demolition, roof replacement, new window installation, brick replacement and historic façade restoration.
- Interior work: demolition, new foundation, floor replacement, new wall construction.
- Select activities will require one day street closures such as concrete pours.
- Work Hours:
  - M-F: 7:00 a.m.– 3:30 p.m., with some days working the full standard permitted day to 6:00 p.m. for exterior work; interior until 8:00 p.m.
  - Sat: 9:00 am – 5:00 pm
- Approximate People On Site: 65

What to Expect – Scaffold Removal & Interior Construction Phase II



- March 2024 – July 2024
- Removal of exterior scaffolding and netting on all elevations of the building
- Pedestrians remain on south side of 112th.
- Completion of historic façade restoration on ground floor.
- Completion of utility connections/street work.
- Final crane picks of roof equipment which will require one day street closures.
- Landscape and hardscape install in the building's courtyards and front entrance.
- Interior work will include wall construction, equipment, painting, flooring.
- Work Hours
  - M-F: 7:00 a.m.– 3:30 p.m., with some days working the full standard permitted day to 6:00 p.m. for exterior week; select quieter interior work (such as painting) until 12 a.m.
  - Sat: 9:00 a.m. – 5:00 p.m.
- Approximate People On Site: 50

Clean Construction

Columbia University – with the assistance of third-party environmental experts – formed a comprehensive clean construction program at the Manhattanville campus. The clean construction program for 611 W. 112th Street follows the same model that has been implemented at Manhattanville.

Dust Mitigation

Noise Mitigation

Emissions Control

Integrated Pest Management

The proactive measures that will be in place exceed requirements to reduce typical construction-related impacts.

Clean Construction

Dust Mitigation

- Dampen dry site conditions and work areas.
- Use wet methods or HEPA vacuums during concrete or brick work.
- Use heavy-duty mesh/screen on scaffolding, fences, gates, etc.
- Keep public site area clean, have proper washout controls in place, protect curb lines from potential sediment runoff or tracking.


Durable HDPE fabric, light, ventilated, transparent, fireproof, dustproof, used in construction sites against debris and dust.

Clean Construction

Noise Mitigation

- Use electric equipment/tools (whenever possible) over fueled equivalents.
  - Reduces both noise and exhaust emission impacts.
- Use noise reduction blankets in public space to break line-of-site to pedestrians.
- Jackhammers (when used) are fitted with mufflers.
- Use self-adjusting backup alarms for mobile off-road equipment.
- Low decibel level self-adjusting alarms start at 77 dB(A).

Clean Construction

Emissions Control

- Trades commit to electrical equipment/tools (whenever possible).
  - Reduces both exhaust emissions and noise impacts.
- Committed to using off-road diesel equipment that meets EPA's stringent emission standards.
- Position equipment away from nearby windows, etc. If needed, use electric fans to redirect exhaust, etc.
- Enforce idling time restrictions for delivery trucks.

Integrated Pest Management

- Unlike perceptions, abandoned buildings are not a haven for rodents since there typically is no food source. The goal for construction is to maintain a clean, clutter free, and rodent free site.
- Routine servicing by a NYSDEC licensed vendor knowledgeable about construction practices and protocols.
- Onsite monitoring by least toxic means – no excessive use of bait or treatments.
- Train CM and Trade staff of expected IPM practices and protocols.

Clean Construction

General Enforcement and Worker Commitment

- Site Orientation - required for all new individuals on site which addresses not only site safety and logistics, but also job specific clean construction practices enforcing that everyone plays a role

- Tool Box Talks – weekly talks for subcontractors that address safety practices which include housekeeping, clean construction, and noise protection

Sustainability

Pursuing LEED Silver Certification

- Renovation would be the first undergraduate residence hall at the University to achieve LEED certification

Local Law 97 – Non-Fossil Fuel Burning Building

- Requires emissions reductions from buildings, which are responsible for more than two-thirds of NYC's greenhouse gas emissions.
- There will be no fossil-fuel burning equipment serving the building – except for 200Kw backup generator for life safety systems/emergency loads (fire alarm, emergency lighting and fire pump)

Local Law 92 & 94/2019

- Mandates the installation of sustainable roofing zones on all rooftops undergoing major construction, both for new and existing roofs.
- Any roof area not used by equipment will be green roof / live roof modular tray system

Employment and Construction Opportunities

Columbia is committed to supporting minority-, women- and locally-owned (MWL) businesses and workforce participation.

Construction Workforce Participation Goal

Strive for at least 40% MWL workforce participation, with a preference to maximize local participation.

Construction Contracting Goal

Strive for at least 35% of all construction dollars to be spent with MWL firms, with a preference to maximize local participation.

Project Communication

Regular Construction Updates

• Sign up for bi-weekly construction updates sent via email

Project Web Page

• Project details and updates can be found at designconstruct.cufo.columbia.edu/611w112thstreet

Get in Touch

• Facilities Services Center – 212-854-2222 (available 24/7)
• Email questions/concerns – projx@columbia.edu

Frequently Asked Questions

How will the buildings adjacent to the construction site be protected during construction?

Adjacent buildings, access and alleyways will have an engineered, overhead protection system installed per DOB Chapter 33. All public and adjacent property protection will be shown on Site Specific Safety Plan.

How will noise impacts be mitigated?

Clean construction noise mitigation measures, articulated earlier in the presentation, include use of electric equipment when possible, noise reduction blankets, mufflers on certain equipment, and self-adjusting backup alarms on vehicles that automatically adjust volume. Window openings will be temporarily infilled to minimize interior noise and dust. Exterior work that generates significant noise will not have work hours past 6 pm.

Where will trucks be staged during deliveries? Will there be concrete trucks, and if so, where will they be queued?

Trucks will back up into the occupied parking lane along the north side of 112th to minimize construction traffic and idling. Delivery hours will be between 7:00 a.m. to 7:00 p.m., with blackout windows as coordinated with school drop off and pickup.

What will be the street impacts to pedestrians, parking, and traffic?

Intention is for pedestrian traffic to be diverted to the south side of 112th Street at each crosswalk at Riverside and Broadway, as well as parking lane closure in front of 611, extending east roughly 160 feet in front of the 605 property.

Frequently Asked Questions

Will there be asbestos abatement or other environmental remediation? If so, what measures will be put in place to ensure community safety?

Abatement will be performed for roofing material and window caulk. This type of abatement is common, especially for buildings of this age. The abatement will be performed by a licensed environmental services contractor following all city and state regulations to ensure safety for the workers and the community.

Why does equipment need to be located on the roof, and what will be done to mitigate the noise level of equipment on the roof?

There are several reasons why the equipment slated for the roof must be located on the roof:

- Air handling units are 100% outside air so roof mounting them allows us to bring in the outside air and exhaust the air. Also, it needs to be close to the condensing variable refrigerant flow (VRF) unit used for the coil in the unit that needs to be roof mounted.
- Water heaters want to down feed due to pressure and are since they are heat pumps need to be close to an outdoor environment for heat absorption.
- VRF units also are using outdoor air for heat rejection/absorption and are to be outdoor mounted.
- Generator needs a large amount of outdoor air for the radiator cooling and indoors we could not provide the proper amount of air for the radiator.

NYC Noise Control Code regulates limits of sound generated by equipment. To comply, various measures will be in place to limit noise transmission and meet regulated limits, including equipment sound attenuation and sound barriers. Design of these measures uses base readings of ambient noise in the neighborhood. (reading taken over weekend May 6, 2023)

How will the buildings adjacent to the construction site be protected during construction?

Vibrations are required to be monitored through devices placed in adjacent buildings within 90 ft of the property line. Vibration limits are set on the devices so that if value is exceeded, a notification immediately goes out to the team and the condition is investigated.

Frequently Asked Questions

Why was undergraduate housing selected as the use for this building?

After a close evaluation of university needs, it was determined that this building will be designed and used for undergraduate housing. Several existing undergraduate residential buildings need comprehensive upgrades to building systems and infrastructure that will require those buildings to be offline for a year at a time. The renovation of 611 W. 112th Street will provide necessary swing space to allow for the necessary system upgrades at these other buildings.

For how long will the building be used as swing space?

The building will continue to be used as undergraduate housing and support the modernization of other undergraduate residence halls and brownstones (38 in total) for the foreseeable future.

Can a portion of this building be set aside for affordable housing?

This project helps to address affordable housing by providing housing for our students, thereby reducing demand within the local housing market, consistent with the University's practice.

What will the noise level be with students in the building? What will be done to control noise in the courtyard?

We expect the experience for neighbors of this building to mirror that of neighbors of undergraduate residences located on 113th, 114th, and 115th streets between Broadway and Riverside Drive, which is to say noise concerns are few and far between. This is in part due to the rules of conduct that are clearly communicated to students and subject to disciplinary actions, and also in part to buildings have central air conditioning which leads to less open windows. The outdoor space would have set hours similar to the outdoor space at Schapiro Hall on 115th Street and would follow New York City regulations on amplified sound and noise.

Questions

Thank you for attending.

We appreciate your patience during construction.

Columbia University

Facilities and Operations

cufo.columbia.edu