

TO: Residents of 410 Riverside Drive

FROM: Nelson Falcon, Director for Residential Services

DATE: November, x, 2021

RE: **FACADE REPAIR UPDATE**

We would like to share an update with you on the façade repairs required at your building as part of the city’s Façade Inspection and Safety Program (formerly Local Law 11). The project team has prepared a detailed progress update outlining the remaining work and schedule, as well as answers to some questions we have received from residents.

Project Updates and Schedule

Of most significant note, there are two unexpected conditions that have moved the estimated completion for the project to April 2022.

- The contractor discovered a structural steel condition that required repair during the copper mansard leak investigation. In order to repair this steel, the contractor needed to remove surrounding terra cotta units that were not originally planned to be removed, requiring an additional order of terra cotta replacements. These additional terra cotta units are anticipated to be delivered in February 2022.
- Approval from the Landmarks Preservation Commission (LPC) on the balcony enclosure design and material took significantly longer than we had estimated, despite our efforts to expedite the approval process. The new cast stone balcony enclosure units are in production and will be delivered at the beginning of the new year.

Project Status

The project is approximately 80 percent complete. The completed and remaining phases are as follows:

Completed Phases

- Pipe scaffolding installation and inspection
- Masonry repairs at rear elevations.
- Fire escape repair and painting at all elevations
- Window sealant replacement and painting
- Installation of new terra cotta - existing units in storage and new units (500+ units) were installed
- Copper mansard leak investigation and repairs which included embedded structural steel repairs
- LPC approval of balcony enclosure design and material

Remaining Phases

- Miscellaneous repointing and waterproofing
- New terra cotta installation to replace units required to be removed for structural steel repairs—approx. 100+ units mostly at the 14th floor, estimated delivery is February 2022.
- New cast stone installation at balcony enclosures at 6th and 12th floor.
- Masonry cleaning, pending budget approval

The pipe and hanging scaffolding will be removed as soon as construction is completed, and the protective sidewalk bridge will remain in place until the project is fully signed-off by the NYC Department of Buildings.

Efforts to Reduce Construction Impacts

Since the project started, we have worked with the contractor to make provisions to reduce construction impacts where possible. Some mitigation efforts include:

- **Reduced work scope:** The scope of work has been reduced to only essential work that needs to be performed, where possible. As part of this, the balcony reconstruction scope has been reduced and design simplified to keep the overall project schedule.
- **Changes to work time:** The contractor starts noisy work after 9:00 A.M. and implemented quiet hours to better accommodate residents' schedules.
- **Installed alternative netting:** Based on feedback from residents, we installed open netting to allow more light and improve views out of windows.
- **Weekly construction notifications:** We increased construction notifications to provide updates each week to give residents a more precise location of the

work and its impact.

Questions About Schedule

Some residents have asked questions about the project schedule, inquiring about adding more workers to the project to finish faster or seeing other façade projects in the neighborhood that were completed in a much shorter timeframe. Regarding the number of workers, the project is currently staffed at the maximum as allowed by safety regulations and the scope of work remaining.

In terms of the speed of neighboring projects, the scope of work at each building is unique, depending on the specific conditions at the building. At 410 Riverside, these repairs represent the first significant façade work at the building in more than 13 years. Another building that may have had shorter repairs this cycle may very well have had longer repairs during the last cycle when 410 Riverside had a smaller scope. Or another building may not have required terra cotta replacement.

There are many factors that can impact the scope and schedule of a project, but we continue to do all we can in working with the contractor to speed this work as quickly as possible.

For More Information

A webpage for the façade repair work is available at designconstruct.cufo.columbia.edu/410riversidedrive so residents can view updates, schedules and diagrams related to this project. We will also continue to provide weekly construction notifications to give residents a more precise location of the work and its impact in a given week.

We sincerely apologize for the prolonged work and for any inconvenience this project has caused. We understand residents are eager for this project to end and the project team is committed to completing the remaining scope of work as soon as possible. If you have any questions or concerns, please contact your superintendent, Eustace Mejias, at (212) 854-0885 or me at (212) 854-9328 or nf36@columbia.edu.