

## **DIVISION 01 - GENERAL REQUIREMENTS**

### **SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT**

1. Salvage and recycle all non-hazardous demolition and construction waste including the following materials:

#### Demolition Waste:

- a. Concrete, Concrete paving, and Concrete cellar slab.
- b. Wood joists, wood studs and Wood trim.
- c. Miscellaneous steel.
- d. Doors and frames, rough hardware, door Hardware.
- e. Windows and glazing.
- f. Plumbing fixtures, piping, supports & hangers and valves.
- g. Mechanical equipment, electrical conduit, copper wiring, light fixtures, electrical devices, panelboards and fuse-boxes

#### Construction Waste:

- a. Masonry, CMU, piping and conduit
- b. Untreated wood, wood sheet materials, and wood trim.
- c. Gypsum board, insulation and uncontaminated packaging materials

## **DIVISION 02 - EXISTING CONDITIONS**

### **SECTION 024119 – SELECTIVE STRUCTURE DEMOLITION**

1. All building utilities shall be disconnected before any removal and or demolition is commenced by all mechanical trades.
2. Perform all demolition required for installation of new work.
3. Remove from the building site and dispose of in a legal manner all existing debris. See SECTION 017419 – Construction Waste Management and Disposal.
4. Provide temporary sidewalk shed for the duration of construction contract work. Refer to Specific Requirements, Section 015000 Temporary Facilities and Controls, Article 3.3, Paragraph B.
5. Remove existing retaining walls.
6. Remove all existing paving at Yards, Courts, Air Shafts and Fire Passages.
7. Remove existing sidewalk “flags” that have cracks, approximately 00% of entire side walk. Remove entire curb.
8. Under direction of the Structural Engineer remove existing masonry “apron” wall sections, which extend downward from window sills to the top of the windows below.
- ~~9.~~ Under direction of the Architect remove existing windowsill’s \_\_\_\_\_% at all window openings except at street facades where the window sill is part of a continuous banding or decorative window surround. Provide protection for exposed wall areas until new sills are installed-

10. Remove un-keyed stucco from exterior walls, approximately \_\_\_\_\_ square feet
11. Mechanically remove tar from exterior walls, approximately \_\_\_\_\_ square feet
12. Remove existing gooseneck ladders at fire escapes between uppermost balcony and roof level.
13. Remove existing fire escapes.
14. Remove and scrape paint from existing fire escapes.
15. Remove all existing kitchen cabinets including hangers, base cabinets, counter tops, grounds, cleats etc.
16. Remove all existing ceramic tile walls and floors of all existing apartment bathrooms and all public areas.
17. Remove all existing tubs, water closets, lavatories, kitchen sinks and associated trim.
18. Remove existing partitions to be demolished.
19. Remove all existing apartment doors, apartment entry doors and cellar or basement doors and frames in apartment's \_\_\_\_\_.
20. Remove all existing wood base and moldings in apartment's \_\_\_\_\_.
21. Remove all existing window sash, frames, and trim and window treatments. Provide clean masonry openings in apartment's \_\_\_\_\_.
22. Remove all existing linoleum and tile flooring in apartment's \_\_\_\_\_.
23. Remove all existing closet shelving, clothes poles, and window shades in apartment's \_\_\_\_\_.
24. Remove all finish materials from all partitions and from the interior face of exterior masonry walls.
25. Remove all existing lath and plaster ceilings.
26. Remove existing finish wood flooring and sub-flooring in apartments' \_\_\_\_\_.
27. Remove burglar bars, grills, and swing gates at windows in apartments' \_\_\_\_\_.
28. Remove existing exterior and interior stairs.
29. Remove all existing exterior doors, frames and trim.
30. Remove existing materials at sealed-up windows and doors openings. Provide clean masonry openings ready to receive new work.
31. Remove all existing storefronts and entrance door assemblies.
32. Remove all existing ceiling materials at first floor Public Hall areas and stairwells. Remove existing public hall walls.
33. Remove existing paint from public hall steel stairs, including underside of steel pans, stringers risers, newels, balusters and any supporting steel channels that are exposed. Paint shall be removed to expose the metal surface.
34. Remove all existing mailboxes.
35. Provide temporary shoring before commencement of demolition.
36. Remove existing concrete first tier slab and structural steel.

37. Remove all existing concrete floor slabs in Cellar and all other areas.
38. Remove all existing structural steel beams and columns.
39. Remove existing wood joists as directed by **Engineer of Record**.
40. Cut new openings and enlarge existing openings in masonry walls and provide shoring where directed by the Structural Engineer.
41. Under direction of the Structural Engineer remove lintels, \_\_\_\_\_% (for all withes) at window openings, apartments' \_\_\_\_\_, except where Stone/precast concrete Lintels and Brick Arches are existing. At these locations only the lintels at the inner withe shall be removed. Lintels and Brick Arches shall remain undisturbed. Provide shoring for unsupported masonry if replacement lintels are not immediately installed.
42. Remove all existing Public Hall stairs and platforms.
43. Remove all existing dumbwaiter bulkheads.
44. Remove existing skylights and screens at stair bulkhead roof.
45. Remove existing terra cotta and stone coping.
46. Under direction of the Structural Engineer remove all sections of all eight (8) inch thick unreinforced parapet walls that are more than twenty four (24) inches in height above the high point of the roof level. The exposed tops of the remaining walls shall be protected from the weather until new coping is installed
47. Remove all existing bulkhead doors and frames.
48. Remove existing stair and elevator bulkheads.
49. Remove existing masonry brick vents.
50. Remove all existing roofing and sheathing at main roof and bulkhead roof.
51. Remove all existing roof vents, dry grounds and debris from roof.
52. Remove non-functioning masonry chimneys that are part of parapet walls down to 6 inches above the top of the adjacent parapet wall and remove free standing chimneys down to three feet above the roof level.
53. Remove the following elevator equipment and related materials. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
54. Remove existing boiler, breaching, and header.
55. Remove existing heat distribution system in cellar
56. Remove all existing roughing, risers, heating elements and all pipe connections to heating elements.
57. Remove existing oil tank. Any existing oil shall be removed. Scrape, clean, and purge tank and cut to sections for removal. Disposal of cleaning materials shall be done according to Department of Environmental Protection (DEP). Regulations.
58. Remove entire existing cold, hot and recirculation water distribution systems in building.

59. Remove existing gas piping and metering equipment.
60. Remove existing drainage system. System includes removal of stacks, vents, branches, fixtures, underground lines and house trap.
61. 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 028233 – REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING MATERIALS

1. Provide for asbestos removal and disposal according to specification.

#### SECTION 028333.13 – LEAD-BASED PAINT REMOVAL AND DISPOSAL

2. Provide for lead removal and disposal according to specification.

### **DIVISION 03 – CONCRETE**

#### SECTION 030130 - MAINTENANCE OF CAST-IN-PLACE CONCTETE

1. Repair concrete foundation walls with Hydrophilic Polyurethane Chemical Grout (HPCG) wall crack system, approximately \_\_\_\_\_ linear feet.
2. The work shall include the furnishing by the Contractor, of all supervision, training, labor, materials, tools and equipment and the performance of all operations necessary for the chemical grouting work indicated in the specification and as directed by the Owner's Engineer.
3. The work consists of the injection of liquid chemical grouts into concrete cracks, joints or holes located in walls designated by the Owner's Engineer.
4. The work shall be performed in a skillful and workmanlike manner with special care taken to prevent damage to existing structures and utility lines. Damage caused by improper work procedures or failure to maintain equipment or structures shall be the responsibility of the Contractor.
5. Documentation of the work performed shall be submitted by the Contractor, including color-coded markings of grouting locations marked neatly on the concrete surface adjacent to each crack or joint repaired, at the time of completion of the repair to indicate grouting pass number, grout used, and date of repair. Contractor shall submit his documentation and coding scheme for approval.
6. In order to judge performance, all sealed work shall be inspected by the Contractor and the Owner's Engineer.

#### SECTION 033000 - CAST-IN-PLACE CONCTETE

1. Provide and install new concrete slab at all courts and Rear Yard.
2. Provide and install new concrete ramp.
3. Provide and install new building entry steps.

4. Provide and install all new sidewalks with tree pits. Tree Pit Dimensions shall comply with NYC Parks Tree Planting Standards.
5. Provide and install new reinforced concrete fence post footings and curb for new fencing. The footings shall have pre-formed sleeves for new fence posts.
6. Provide and install new concrete floor slab throughout entire Cellar.
7. Provide and install new concrete stairs with metal nosing.
8. Provide and install new concrete slab and reinforced concrete stair in Fire Passages.
9. Patch and repair retaining walls, approximately \_\_\_\_\_ square feet.
10. Provide and install new reinforced concrete retaining wall and footing.
11. Provide and install new reinforced concrete footings for all new CMU and or brick walls.
12. Provide and install new sump pump pit in Boiler Room.
13. Provide and install new house trap pit.
14. Provide and install new reinforced concrete fill where new metal deck is installed. New metal deck provided by Section 053100 Steel Decking.

SECTION 034500 - PRECAST ARCHITECTURAL CONCRETE (**Not Used**)

**DIVISION 04 - MASONRY**

SECTION 040120 - MAINTENANCE OF UNIT MASONRY

1. Re-point brick mortar joints of entire street façade(s).
2. Provide and install new camel-back terra-cotta coping at all Rear yard and Court parapet walls.
3. Where replacement window sills are provided the adjacent brick wall areas shall be repaired and rebuilt to return wall to original condition.
4. Provide and install new terra-cotta chimney lining for full height of existing masonry chimney.
5. Provide brick apron wall sections, which extend downward from window sills to the head of the windows below.
6. Provide and install 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 twenty-foot proximity of the roof vent for the plenum they both serve.
7. Provide new and or modify existing joist pockets associated with installation of new C-joist at the direction of the Engineer of Record.
8. Provide protection for pedestrian traffic, surrounding surfaces and motor vehicles during chemical cleaning
9. Provide all scaffolding.

SECTION 040140 - MAINTENANCE OF STONE ASSEMBLIES

1. Re-caulk all stonework.

2. Carefully prepare the surface of the stonework at the street façade
3. Provide mortar patching and or composite patching where loose, exfoliated, blistered, or extremely weathered stone occurs resulting in depressions or loss of surface area greater than 1/8 inch in depth.
4. All defects shall be carefully removed to stable stone surface.
5. Stone shall be cleaned and prepared according to cleaning product manufacturer's specification prior to installation of mortar patching.
6. Repairs shall consist of utilizing mortar mix to fill-in or form-out at missing or damaged surfaces to match adjacent surfaces or to recreate straight edge or 90 degree corner elements. stone patching shall be according to the Specification.
7. Provide and apply Biological Solution to remove moss, lichen, algae, and all biological material from the building entry portal, stone bands, and window sills at the street façade.

#### SECTION 042000 - UNIT MASONRY

1. Provide and install new eight inch thick concrete unit masonry parapet walls from roof level, or level as indicated on drawings, to a height of 2'-0" above roof.
2. Provide and install new 8" thick concrete unit masonry to seal-up existing dumbwaiter door openings and other existing door and window openings.
3. Provide and install new concrete unit masonry walls.
4. Provide and install new 8 inch concrete unit masonry walls, height of 18 inches, on new composite deck at bulkhead roof above public hall stair. CMU walls shall support new skylight.

#### SECTION 047200 – CAST STONE MASONRY

1. Provide and install cast stone lug sills for window openings except at street facades where sills shall match existing windows.
2. Provide and install new cast stone window surrounds to match existing, approximately \_\_\_\_\_linear feet.
3. Provide and install new cast stone lintels at direction of **Engineer of Record**.
4. Provide and install new cast stone curbing at sidewalk (s) approximately \_\_\_\_\_Linear Feet.
5. Provide and install new cast stone chimney coping.
6. Provide and install new cast stone parapet wall coping where shown on drawings, approximately \_\_\_\_\_Linear Feet.
7. Provide and install new cast stone banding and or water tables that match existing, approximately \_\_\_\_\_Linear Feet

### **DIVISION 05 - METALS**

#### SECTION 051200 - STRUCTURAL STEEL

1. Provide and install 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 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. Existing steel, which is required to be removed for the installation of new steel, shall be reinstalled.
4. Provide temporary shoring and bracing.

#### SECTION 053100 - STEEL DECKING

1. Provide and install new corrugated galvanized steel floor deck.
2. Cut deck to fit around openings and projections, including Plumbing, Heating, Ventilation and Electric work. Include reinforcing of openings as directed by the Structural Engineer. It shall be the sub-contractor's responsibility to provide all such holes and or openings in proper locations. Every effort shall be made by the 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 054000.-.COLD FORMED METAL FRAMING

1. Provide new steel C-joists based on span, as directed by **Engineer of Record**.

## SECTION 055000 - METAL FABRICATIONS

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 and install new fire escapes as conforming to MDL Section 53 and Rule 4.0.
3. Provide and install new Public Hall Window Guards at all public hall windows and Child Window Guards at all apartment windows (except at windows opening on fire escapes or where burglar bar window grilles are provided).
4. Provide new loose steel angle lintels for new masonry openings.
5. Provide and install new loose steel angle lintels for \_\_\_\_\_ existing window openings as directed by the Structural Engineer.
6. Provide and install new house numbers.
7. Provide and install New York City Fire Department certified fire escape window swing gates. Install gates at all fire escape windows and at one window of each apartment at first floor level.
8. Provide and install new burglar bar grilles mounted on exterior face of masonry openings and at all first floor and cellar windows and louvers. Provide modified grilles for all windows where air conditioner (appliance) outlets are located.
9. Provide and install new steel picket gates with exterior grade panic hardware and guard plate at street entrance to fire passages.
10. Provide and install new areaway gratings.
11. Provide and install new steel diamond plate covers with handle pull, for house trap.
12. Provide and install new steel grating cover for sump pumps pit.
13. Provide non-slip metal nosing with anchor for all exterior concrete steps.
14. Provide metal tree pit guards.
15. Provide and install new aluminum thresholds for all roof and basement doors.
16. Repair existing sheet metal cornices, approximately \_\_\_\_\_ Linear feet.
17. Provide and install 20-gauge sheet metal on the gypsum board ceiling throughout boiler room, approximately \_\_\_\_\_ Square feet, (for Old Law Tenements).

## SECTION 055100 - METAL STAIRS

1. Interior Public Hall Stairs:  
Provide and install 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 and install new steel stair complete with steel assemblies, diamond plate platform and treads (open risers), metal hand- rails, channel supports, Lally columns, etc.

3. Exterior Steel Stairs:

Provide and install 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.

SECTION 055213 - PIPE AND TUBE RAILINGS

1. Provide and install new steel pipe railings and hand railings for all exterior stair.

SECTION 057300 DECORATIVE METAL RAILINGS

1. ~~Provide and install new \_\_\_\_\_ feet high steel picket fence and gate with hardware, approximately \_\_\_\_\_ Square feet.~~
2. Provide and install new aluminum handrails with posts with metal pipe sleeves and or wall brackets at Lobby and Vestibule stair.

## **DIVISION 06 – WOOD, PLASTICS AND COMPOSITES**

SECTION 061000 - ROUGH CARPENTRY

1. Provide and install new 3" x 8", 3" x 10" or 3" x 12" wood joists based on span, and 1,000 psi, as directed by **Engineer of Record**. New joist pockets shall be provided where new joists are required. Existing joist pockets shall be modified as necessary for the installation of new joists. In Special Flood Hazard Areas (SFHA) as designated by FEMA, all floor framing located below the Design Flood Elevation shall be decay resistant heartwood.
2. Provide new wood joists to match existing to fill in floor and ceiling openings at dumbwaiter shafts to be removed.
3. Provide and install reinforcement plates for bathroom accessories, including grab bars and kitchen wall cabinets.
4. Provide and install new decay resistant heartwood sub-frame where new windows are to be installed and are located below the Design Flood Elevation.
5. Provide and install 1" x 3" decay resistant heartwood sleepers at 16" o.c., (on center) at first tier concrete deck throughout first floor apartments and at second floor concrete deck located above first floor public hall, and vestibule.
6. Provide and install double headers and trimmers at all duct installations shown on drawings and at chimney breasts or where chimney breasts are shown to be removed.

### SECTION 061600 – SHEATHING

1. Provide and install new 3/4" thick plywood CD - Exposure 1 grade agency certified roof sheathing for entire roof approximately \_\_\_\_\_ Square feet..
2. Provide and install 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, approximately \_\_\_\_\_ Square feet.
3. Provide and install new 3/4" thick plywood 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.
4. Provide and install APA identified marine grade plywood for installations in Special Flood Hazard Areas (SFHA) as designated by FEMA where the installation of the plywood shall be located below the Design Flood Elevation.

### SECTION 062023 – INTERIOR FINISH CARPENTRY

1. Provide and install new base and wall polyethylene cabinets and counter tops (Furnished under Section 123623) for apartment kitchens located below the Design Flood Elevation. Apartment's \_\_\_\_\_. Furnished under Section 123530 – Residential Casework.
2. Provide and install all wood closet shelving and clothes hanging rods complete with cleats at all closets apartment's \_\_\_\_\_.
3. Provide and install all new wood stools, aprons and other wood trim at new aluminum double-hung windows apartment's \_\_\_\_\_.
4. Provide and install 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 apartment's \_\_\_\_\_.
5. Install all Finish Hardware for wood doors and hollow metal doors apartment's \_\_\_\_\_. Furnished under Section 087100 – Door Hardware
6. Provide and install wood transition strips between ceramic flooring in kitchen and adjacent areas that have hardwood flooring.

### SECTION 064300 – WOOD STAIRS AND RAILINGS

1. Provide and install oak wood stairs including stringers, treads, risers, balusters and newels.

### SECTION 068000 – COMPOSITE FABRICATIONS

1. Provide and install new fiberglass cornices.

## **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

### SECTION 071416 – COLD FLUID APPLIED WATERPROOFING (not Used)

### SECTION 071900 – WATER REPELLENTS

1. Provide and apply clear penetrating water repellent sealer for brick, Cast stone, Natural stone and Stucco on entire surface of street façade (s).
2. See specification Examination, Preparation and Application requirements

### SECTION 072100 – THERMAL INSULATION

1. Provide and install continuous rigid insulation at interior face of exterior masonry walls.
2. Provide and install new batt insulation between studs within furred space at exterior masonry walls.
3. Provide and install Spray polyurethane foam (Closed Cell) insulation at interior face of exterior masonry walls.
4. Provide and install new batt insulation in plenum below roof joists.
5. Provide and install new batt insulation in suspended ceiling throughout fire passages.
6. Provide and install Loose-fill insulation at the following locations: \_\_\_\_\_.
7. Provide and install new Sound Attenuation Fire Batts in walls between apartments at the following locations: \_\_\_\_\_.
8. Provide and install fire-stopping between apartments.
9. Provide and install new Sound Attenuation Fire Batts insulation in boiler room ceiling.

### SECTION 072419 – WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (**NOT USED**)

1. ~~Provide and install Water Drainage EIFS at exterior masonry walls except street facades.~~

### SECTION 074600 SIDING

1. Provide and install new aluminum siding.

### SECTION 075213 – APP MODIFIED BITUMINOUS MEMBRANE ROOFING

See Section 075216 below.

#### SECTION 075216 – SBS MODIFIED BITUMINOUS MEMBRANE ROOFING

1. Provide and install new bituminous membrane roofing for entire main roof area and bulkhead roofs, approximately \_\_\_\_\_ Square feet.
2. Provide and install new bituminous membrane base flashing at all vertical surfaces on roofs, approximately \_\_\_\_\_ Linear feet.
3. Provide and install new cant strip at entire perimeter of parapet walls and at bulkhead walls, approximately \_\_\_\_\_ Linear feet.

#### SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. Provide and install new aluminum flashing for all roof penetrations.
2. Provide and install new aluminum gutters, leaders.
3. Provide and install new aluminum scuppers, leader heads, and leaders.
4. Provide and install new aluminum flashing for vent pipes, and other mechanical items penetrating roofing.
5. Provide and install new aluminum fascia at stair and elevator bulkhead roofs, approximately \_\_\_\_\_ Linear feet.
6. Provide and install new roof vents.

#### SECTION 077100 – ROOF SPECIALTIES

1. Provide and install metal cap coping with drip edges at all parapet walls and bulkhead walls, approximately \_\_\_\_\_ Linear feet.
2. Provide and Install and install new aluminum cap (counter) flashing with reglets at entire perimeter of main roof parapet walls, at bulkhead parapet walls, and walls that support the skylight, approximately \_\_\_\_\_ Linear feet

#### SECTION 077200 – ROOF ACCESSORIES

1. Provide and install roof hatch.

#### SECTION 078100 – APPLIED FIRESTOPPING

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

#### SECTION 078413 – PRNETRATION FIRESTOPPING

1. Provide and install Penetration Fire stopping Systems at penetrations in fire-resistance-rated walls between apartments.
2. Provide and install Penetration Fire stopping Systems at openings in horizontal floor assemblies

## SECTION 079200 – JOINT SEALANTS

1. Caulk all exterior windows and door frames apartment's \_\_\_\_\_.
2. Caulk all joints of existing stone and new pre-cast concrete parapet and chimney copings.
3. Caulk all bathtubs at intersection of tub and ceramic tile wall and at intersection of base of bathtub and floor apartment's \_\_\_\_\_.
4. Caulk under saddles for all new exterior doors.
5. Caulk joints under steel lintels bearing at each window head, apartment's \_\_\_\_\_.
6. Caulk joint at all counter top and splash boards in kitchens apartment's \_\_\_\_\_.
7. Caulk joints between stone sills and masonry, apartment's \_\_\_\_\_.
8. ~~Caulk at all fence post bases.~~

## DIVISION 08 – OPENINGS

### SECTION 081113 – HOLLOW METAL DOORS AND FRAMES

1. Provide and install new hollow metal apartment entrance doors and welded frames for apartments' \_\_\_\_\_.
2. Provide and install new cellar and bulkhead hollow metal doors and frames.
3. Provide and install new steel doors with hardware, frames, sidelights and transoms for building entrance and vestibule entrance.
4. Provide and install new knock-down type hollow metal frames for new hinged hollow core wood doors.
5. Provide and install new light gauge hollow metal doors and frames for all apartment interior doors in Special Flood Hazard Areas (SFHA) as designated by FEMA where doors are located below the Design Flood Elevation.

### SECTION 081416 - FLUSH WOOD DOORS

1. Provide and install new hollow core wood doors for bedrooms, bathrooms, and closets, apartment's \_\_\_\_\_.

### SECTION 083113 – ACCESS DOORS AND FRAMES

1. Provide and install new breaching frame, thimble and clean out door and frame at the base of existing chimneys.
2. Provide and install new access panels.

### SECTION 083326 OVERHEAD COILING GRILLE

1. Provide and install coiling grille.

#### SECTION 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1. Provide and install new aluminum doors with hardware, frames, sidelights, and transoms for building entrance and vestibule entrance.
2. Provide and install new compressible neoprene sponge weather-stripping for all new exterior doors, Manufacturer's standard.
3. Provide and install new insulated aluminum-faced panels to be installed in storefronts.
4. Provide and install new aluminum storefronts and doors including hardware.
5. Provide and install new projected aluminum windows in storefronts.

#### SECTION 085113 – ALUMINUM WINDOWS

1. Provide and install new light commercial, side-loaded double-hung, casement or awning (aka projected, aka hopper) windows with insulating glass and insect screens, complying with the New York City Energy Conservation Code. Refer to window schedule for types of glazing (clear or obscure) at specific locations. All windows shall meet the requirements of the AAMA Certification Program and bear the AAMA label. All windows shall also bear the NFRC (National Fenestration Rating Council) Energy Performance label. Apartment's \_\_\_\_\_.
2. Provide and install all necessary hardware, blocking, etc., required for window installation.

#### SECTION 085123 – FIRE-RATED WINDOWS

1. Provide and install new 3/4 hour fire-rated steel window units (frames and sashes) at public hall window openings at the following locations: \_\_\_\_\_.

#### SECTION 086300 – SKYLIGHTS

1. Provide and install new skylights with screens according to NYC Building Code: BC 2405 at all existing stair bulkheads and elevator bulkhead.

#### SECTION 087100 – DOOR HARDWARE

1. Provide and install locks, saddles, spring hinges, chimes, door guards, door stops and silencers at apartment entrance doors and frames apartment's \_\_\_\_\_.
2. Provide and install privacy locks, hinges, doorstops and silencers at bathroom and bedroom doors and frames apartment's \_\_\_\_\_.
3. Provide and install dummy trims, hinge, magnetic catches and door stops at closet doors and frames apartment's \_\_\_\_\_.
4. Provide and install locks, hinges and doorstops for cellar.
5. Provide and install latches, spring hinges, rubber-covered chain, and exit control/alarm lock for Bulkhead door.
6. Provide and install electric/electromagnetic locks, continuous hinges and door closers for building entrance and vestibule doors (Aluminum or Steel).
7. Provide and install Exterior Grade panic hardware with alarm for fire passage Picket Gate.
8. Provide and install new compressible neoprene sponge weather-stripping for all new exterior doors.

#### SECTION 089119 – FIXED LOUVERS

1. Provide and install new aluminum louvers.

#### SECTION 088000 – GLAZING

1. Provide insulating glass for all apartment replacement windows, apartment's \_\_\_\_\_ except bathrooms.
2. Provide obscure insulating glass for all bathroom replacement windows apartment's \_\_\_\_\_.
3. Provide 1/4 inch wire glass for Public Corridor windows, following locations: \_\_\_\_\_.  
\_\_\_\_\_
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 storefront glazing and doors.

### **DIVISION 09 – FINISHES**

#### SECTION 092117 – GYPSUM BOARD SHAFT WALL ASSEMBLIES

1. Provide and install core board enclosure for all duct shafts.

#### SECTION 092216 – NON-STRUCTURAL METAL FRAMING

1. Provide and install new metal stud framing for new drywall partitions.
2. Provide and install new metal furring at interior face of all interior and exterior masonry walls in apartment's \_\_\_\_\_.
3. Provide and install metal-furring channels attached to underside of joists at all ceilings receiving new gypsum board where suspended ceiling is not specified
4. Provide and install suspended ceiling assembly throughout Apartments' \_\_\_\_\_, first floor Public Hall and Stairwell, Vestibule, and Fire Passage.
5. Provide and install new metal stud framing for new drywall enclosures for sprinkler piping at uppermost floor where sprinkler soffit shall be located.
6. Provide and install metal stud framing for partitions in commercial spaces.
7. Provide and install metal furring channels at all interior masonry walls in commercial spaces.

#### SECTION 092300 – GYPSUM PLASTERING

1. Provide and install new wire lath and vermiculite plaster for fire stopping located in the base of all pipe chases for vertical penetrations, following locations \_\_\_\_\_.
2. Provide and apply two (2) coats of new plaster: one (1) brown and one (1) a higher density crack resistant cement finish plaster on all masonry wall surfaces at vestibule, lobby, all first floor public hall and stairwell and interior bulkhead walls.

3. Patch and repair plaster at existing partitions to achieve a smooth and seamless finish where indicated on drawings, and where partitions have been opened for plumbing, mechanical and electrical system replacement.

#### SECTION 092400 – PORTLAND CEMENT PLASTERING

1. Provide and apply reinforced stucco on entire facade of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet walls at the outer courts, rear yard, roof side of parapet walls and bulkhead walls. Apply a three-coat system.
2. Patch and repair stucco at exterior masonry wall surfaces where stucco has been removed, approximately \_\_\_\_\_ square feet.

#### SECTION 092900 – GYPSUM BOARD

1. Provide and install 5/8" type III grade X, class 1 gypsum board at all walls, ceilings, window returns, and drop arches in kitchens of apartments \_\_\_\_\_, public spaces and commercial spaces. Provide 2-hour rated ceiling at commercial spaces.
2. Provide and install 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 and install 1" thick, Gypsum Liner Panels for use with C-H Stud Infill Panel System, located in the assembly for the underside of the Public Hall stair run located above stair enclosure leading to cellar.
4. Provide and install non-paper-faced gypsum board for installations in Special Flood Hazard Areas (SFHA) as designated by FEMA where the installation of the gypsum board shall be located below the Design Flood Elevation.
5. Provide and install cement board at fire passage ceiling. All joints shall to be taped.
6. Provide and install 1/4" thick cementitious underlayment board and thin-set in kitchens and bathrooms where ceramic floor tile shall be installed.

#### SECTION 093000 – TILING

1. Provide and install 4-1/4" x 4-1/4" ceramic floor tile for bathrooms, apartments' \_\_\_\_\_.
2. Provide and install 4-1/4" x 4-1/4" glazed wall tile at the following kitchen wall locations: \_\_\_\_\_, at bathroom walls, at tub surrounds, apartments' \_\_\_\_\_.
3. Provide and install 4-1/4" x 4-1/4" sanitary cove base and bullnose for all bathroom walls, apartments' \_\_\_\_\_.
4. Provide and install ceramic toilet accessories (three-piece) for bathrooms, apartments' \_\_\_\_\_.
5. Provide and install marble saddles at all apartment entrances, bathroom and Toilet room door openings. The saddles at apartment entrances shall match the depth of the door frame, apartments' \_\_\_\_\_.
6. Provide and install new glazed ceramic wall tile (full height) in vestibule.
7. Provide and install new ceramic tile wainscot four (4) feet in height at public hall areas and following areas of stair enclosure: \_\_\_\_\_.
8. Provide and install new marble treads for existing open pan steel stairs at public hall.

9. Provide and install new porcelain tile at all public hall floors, closed-pan stair treads, and platforms of public hall stairs.
10. Provide and install 1-1/2" thick reinforced mortar bed underlayment where porcelain floor tile is to be installed.
11. Provide and install new ceramic flooring at apartment kitchen areas, apartments' \_\_\_\_\_.
12. Provide and install 6" x 6" ceramic floor tile and provide 6" x 6" sanitary cove base at walls for commercial toilet(s).

#### SECTION 096400 -WOOD FLOORING

1. Provide and install new strip hardwood flooring throughout apartments' \_\_\_\_\_ (except bathrooms and kitchens).
2. Provide and apply Urethane Finish System.

#### SECTION 096513 – RESILIENT BASE AND ACCESSORIES

1. Provide and install new resilient base for all walls throughout commercial space.

#### SECTION 096519 – RESILIENT FLOORING

1. Provide and install new vinyl composition tile (V.C.T.) flooring at commercial spaces.

#### SECTION 099113 – EXTERIOR PAINTING

1. Provide and apply new prime and paint on all existing fire escapes.
2. Provide and apply new prime and paint on all exterior ferrous metal surfaces (doors and frames, gates, railings, stairs, burglar bar grilles etc.).
3. Provide and apply paint remover to strip graffiti and paint from masonry.
4. Provide and apply chemical cleaning at all street facades from grade to top of roof parapets.
5. Paint existing metal cornices as indicated \_\_\_\_\_: approximately \_\_\_\_\_ Linear feet

#### SECTION 099123 – INTERIOR PAINTING

1. Provide and apply new prime and paint for all walls and ceilings in apartments' \_\_\_\_\_ according to Specification Section 099123 Interior Painting and as indicated: \_\_\_\_\_.
2. Provide and apply new prime and paint for all walls and ceilings in first floor public areas.
3. Provide and apply new prime and paint for all service area (Boiler Room, Passages etc.) walls and ceilings and as indicated on drawing.
4. Provide and apply new prime and paint for all first floor Public Hall stairs and stairwells.

#### SECTION 099723 – CONCRETE AND MASONRY COATINGS

1. Provide and apply cementitious coating system on entire face of exterior walls from the top of the rubble stone foundation wall up to the top of the parapet walls at the Outer courts and Rear yard. The texture shall be fine (for pigmented products) and color shall be \_\_\_\_\_.

Apply two-coat system that shall be according to manufacturer's requirements in order to ensure warranty. Prior to application of coating the contractor shall apply coating to two test areas designated by the owner.

## **DIVISION 10 – SPECIALTIES**

### **SECTION 102113 – TOILET COMPARTMENTS**

1. Provide and install all new metal toilet compartments with doors, all necessary accessories, and fasteners.
2. Provide and install urinal screens.

### **SECTION 102800 – TOILET, BATH, AND LAUNDRY ACCESSORIES**

1. Provide and install \_\_\_\_new toilet tissue dispenser unit(s)
2. Provide and install \_\_\_\_new Sanitary-Napkin disposal unit(s).
3. Provide and install new paper towel dispenser(s).
4. Provide and install new waste receptacle(s).
5. Provide and install\_\_\_\_ new soap dispenser(s).
6. Provide and install \_\_\_\_new grab bar(s).
7. Provide and install \_\_\_\_new medicine cabinets for all bathrooms.
8. Provide and install \_\_\_\_new shower curtain rods at all tubs and showers.
9. Provide and install \_\_\_\_reinforcement plates for bathroom accessories, including anchorage for grab bars.

### **SECTION 105500 – POSTAL SPECIALTIES**

1. Provide and install all new mailboxes with directory according to United States Postal Service requirements.
2. Provide and install all new parcel lockers.
3. Provide and install accessories as directed by the owner.

## **DIVISION 11 – EQUIPMENT**

### **SECTION 113100 – RESIDENTIAL APPLIANCES**

1. Provide and install new electric Energy-Star qualified refrigerators for kitchens, apartments'  
\_\_\_\_\_.
2. Provide and install new self-cleaning gas ranges with electronic ignition, for, apartments'  
\_\_\_\_\_. Connection to service shall be provided by others.
3. Provide and install new range hoods over all ranges in apartment kitchens\_\_\_\_\_.  
Connection to service shall be provided by others.

## SECTION 118226 – FACILITY WASTE COMPACTORS

1. Provide and install a new trash compactor unit complete with hydraulic power pack and all controls.
2. Provide all required accessories for a complete installation of compactor, excluding a disconnect switch in the compactor room and water supply piping to compactor fire system that shall be provided by others.
3. Provide shop drawings according to the specification.

## DIVISION 12 – FURNISHINGS

### SECTION 123530 – RESIDENTIAL CASEWORK

1. Provide and install new solid polyethylene kitchen cabinets, wall cabinets shall be 30" high except 12" high over the refrigerator and 18" high over the range. 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).
2. Provide and install bathroom base cabinet vanity.
3. Provide shop drawings.
4. In Special Flood Hazard Areas where the kitchen or the base cabinets are at or below Design Flood Elevation all casework including wall cabinets shall be of material indicated above

### SECTION 123623 – PLASTIC-LAMINATE-CLAD COUNTERTOPS

1. Provide and install new plastic laminate-covered countertops that shall meet the standards of ANSI A161.2.
2. Make necessary field measurements to insure proper fit and installation prior to manufacturing.

## DIVISION 14 – CONVEYING EQUIPMENT

### SECTION 142100 – ELECTRIC TRACTION ELEVATORS

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

1. Provide and install new controller/selector with active fire recall where the controller room/machine room is located in the cellar/basement, according to Fire Department Requirements in RS 18, Rule 211 of latest New York City Building Code. Total of ( ).
2. Provide and install new drive unit (traction machine-motor-brake-deflector sheave) where the controller room/machine room is located in the cellar/basement Total of ( ).
3. Provide new light fixtures, 48" twin, 40 watts, with toggle switch in overhead. Total of ( ).
4. Provide new light fixtures, 48" twin, 40 watts, with toggle switch in motor room. Total of ( ).

5. Provide and install new main feed with motor cut-off switch where the controller room/machine room is located in the cellar/basement. Total of ( ).
6. ~~Provide new steel beams to support overhead sheaves.~~
7. Provide new and install self-closing motor room door and frame with four way lock and cylinder. Total of ( ).
8. ~~Provide and install new overhead sheaves. Total (—).~~
9. Provide and install new governor, with pit tension sheave, and cable. Total of one (*I*) complete set.
10. Provide and install new overheads door and buck Total of ( ).
11. Provide and install new steel car sling and platform with toe guard where the existing car was more than 50 percent submerged under water. Total of (*I*).
12. Provide and install new instantaneous car safety device where the existing car was more than 50 percent submerged under water. Total of one (*I*).
13. Provide and install new car guide shoe/roller assemblies where the existing car was more than 50 percent submerged under water. Total of four (**4**).
14. Provide and install new elevator cab complete with capacity plate and two-speed sliding door where the existing car was more than 50 percent submerged under water. Total of (*I*) set.
15. Provide and install a new car gang station with alarm, stop switch and Fire Recall Keyway where existing car (gang) was fully submerged under water. Total of one (*I*) set.
16. Provide and install new light at top of car and under platform where the existing car was fully submerged under water. Total of one (*I*) set
17. Provide and install new light traveling cable. Total of ( ).
18. Provide and install new car door operator with header complete. Total of (*I*).
19. Provide and install two new position indicators. One to be located in car and other on the lobby floor.
20. Provide and install new hall call station in the lower landing (cellar/ground floor). Total of (*I*).
21. Provide and install one new hall call station with Fire Recall Keyway located on the lobby floor.
22. Provide and install new two speed sliding doors, door tracks and bucks complete. Total of ( ).
23. Provide and install new hoist way door checks in the lowest landing. Total of (*I*).
24. Provide and install new hoist way door interlocks and keepers in the lowest landing. Total of (*I*).
25. Scrape and lubricate existing guide rails. Total of one (*I*) pair in the pit area.
26. Scrape and lubricate existing counterweight guide rails. Total of (*I*) pair in the pit area.
27. Provide and install new counterweight including frame and weights. Total of ( ).
28. Provide and install new counterweight guide shoes. Total of ( ).
29. Provide and install new hoist cables. Total of (*I*) complete set (if basement/cellar traction).
30. Provide and install new traveling cables. Total of ( ).
31. Provide and install new shaft pipe and wiring complete (in shafts lowest area)
32. ~~Provide and install new half way junction box. Total of (—).~~

33. ~~Provide and install new halfway light source for light travel cable. Total of (—).~~
34. Provide maintenance and call back service for a period of one (1) year. Refer to Section 142100.
35. Provide and install new directional and final limit switches in lowest shaft pit area. Total of three.
36. Provide new pit light system. Total of (1) complete pit light fixture.
37. Provide and file all required drawings with the Department of Buildings Elevator Division.
38. Provide temporary enclosures or other protection from open hoistways during the time the elevator is being installed.
39. Provide new ABC fire extinguisher in machine room

#### SECTION 144200 – WHEELCHAIR LIFTS

1. Provide and install a vertical platform lift where shown on drawings.
2. The contractor shall provide shop drawings for approval by the architect prior to installation.

#### SECTION 149100 – FACILITY CHUTES

1. Provide and install a new trash compactor chute complete with intake doors, chute, frame, sanitizing unit, etc.

### **DIVISION 21 - FIRE SUPPRESSION**

#### SECTION 210517 – SLEEVES AND SLEEVE SEALS FOR FIRE SUPPRESSION PIPING

1. Provide for sleeves and sealing systems for all fire suppression piping running through concrete or masonry walls, or slabs.

#### SECTION 210518 – ESCUTCHEONS FOR FIRE SUPPRESSION PIPING

1. Provide for all escutcheons and floor plates for all fire suppression piping running through walls or flooring.

#### SECTION 210533 – HEAT TRACING FOR FIRE SUPPRESSION PIPING

1. Provide for heat tracing for all fire suppression piping in areas subject to freezing complete with all controls, connections, warning indicators, etc.

#### SECTION 210553 – IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT

1. Provide for labeling and signage for all piping, devices and equipment.
2. Provide for painting (Color Coding) of all fire suppression piping, valve handles and appropriate labeling required under Local Law 58/09.

#### SECTION 210700 – FIRE SUPPRESSION SYSTEMS INSULATION

1. Provide complete new pipe insulation for all fire suppression piping subject to freezing complete with all securing devices.

#### SECTION 211100 – FACILITY FIRE SUPPRESSION WATER SERVICE PIPING

1. Provide a new complete water service for building Fire Suppression System from street main to building interior complete with tapping, all piping, fittings, couplings, sidewalk control valve with box, meters, fire department connections and all required earthwork. This contractor shall be responsible for all fees, filings and applications with appropriate Agencies.

#### SECTION 211200 – FIRE SUPPRESSION STANDPIPES

1. Provide complete new fire standpipe system complete with all piping, fittings, valves, hose connections, fire department (Siamese) connection, gages, and water flow device and supervisory switches for alarm system.

#### SECTION 211313 – WET PIPE SPRINKLER SYSTEMS

1. Provide complete new wet pipe sprinkler system complete with all piping, valves, sprinkler heads, fire department (Siamese) connection, inspectors test tee, gages and water flow device and supervisory switches for alarm system.

#### SECTION 213113 – ELECTRIC DRIVE CENTRIFUGAL FIRE PUMPS

1. Provide complete new fire pump booster system complete with all piping, fittings, valves, all accessories and connections.

#### SECTION 213400 – PRESSURE MAINTENANCE PUMPS

1. Provide complete new fire pressure maintenance jockey pump complete with all piping, fittings, valves, all accessories and connections.

#### SECTION 213900 – CONTROLLERS FOR FIRE PUMP DRIVERS

1. Provide complete new Full-Service controllers for complete operation of fire booster and pressure maintenance pumps complete with all connections.

### **DIVISION 22 – PLUMBING**

#### SECTION 220517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

1. Provide for sleeves and sealing systems for all plumbing piping running through concrete or masonry walls, or slabs.

#### SECTION 220519 - METERS AND GAGES FOR PLUMBING PIPING

1. Provide all temperature and pressure gages for plumbing systems complete with all thermowells, gage attachments, etc.

#### SECTION 220523 - GENERAL DUTY VALVES FOR PLUMBING PIPING

1. Provide all new valves for plumbing systems.

#### SECTION 220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

1. Provide all hangers and floor clamps for plumbing systems and equipment supports as required.

#### SECTION 220719 - PLUMBING PIPING INSULATION

1. Provide complete new pipe insulation for domestic hot, cold, and hot water recirculation lines complete with all securing devices.
2. Provide for protective shield guards on ADA lavatory drainage connections.

#### SECTION 221113 - FACILITY WATER DISTRIBUTION PIPING

1. Provide complete new water service for building from City Street main to two feet inside building line complete with curb shut-off valve and box.
2. Provide new DEP approved building service water meter complete with all valves, connections, etc.
3. 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.
4. This contractor shall provide for all fees, filing and applications with appropriate agencies.

#### SECTION 221116 - DOMESTIC WATER PIPING

1. Provide a complete new domestic cold water system commencing from building line and 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, check valve and drain valve with vacuum breaker (See sections #220523 and #221119).
2. Provide a complete domestic hot water and recirculation distribution system and final connections to boiler room hot water heating equipment.

#### SECTION 221119 - DOMESTIC WATER PIPING SPECIALTIES

1. Provide all new domestic water piping specialty devices and/or required by code. Devices shall include, but not limited to, vacuum breakers, check valves, pressure reducing valves, water mixing valves, strainers, hose bibs, wall hydrants, drain valves, washer supply outlet and water hammer arresters.

#### SECTION 221123.13 - DOMESTIC WATER PACKAGED BOOSTER PUMPS

1. Provide a variable speed booster pump and tank for domestic cold water system complete with control panel and all fittings, valves, associated piping, etc., for complete operation.

#### SECTION 221316 - SANITARY WASTE AND VENT PIPING

1. Provide complete new sanitary drainage system. System shall include, but not limited to, all stacks, vents, branches, lead bends, offsets, underground and aboveground building house drain lines and house trap.
2. Provide sub-zones as per RS.16-7 P109.10 of Administrative Building Code.

#### SECTION 221319 - SANITARY WASTE PIPING SPECIALITIES

1. Provide all new sanitary waste piping specialty devices as indicated on drawings and/or required by code. Devices shall include, but not limited to, cleanouts, floor drains, roof flashing and air gap assemblies.

#### SECTION 221413 - FACILITY STORM DRAINAGE PIPING

1. Provide complete new storm drainage system. System shall include, but not limited to, all piping, connections to all roof and yard drains, underground and aboveground building house drain lines and storm trap.
2. Provide connections to existing building house sewer.
3. Provide snaking, flushing and video inspection of existing building house sewer.

#### SECTION 221423 - STORM DRAINAGE PIPING SPECIALITIES

1. Provide all new storm drainage piping specialty devices and/or required by code. Devices shall include cleanouts, roof drains, downspout scuppers and yard drains.

#### SECTION 221429 - SUMP PUMPS

1. Provide new sump pump, check valve, basin/pit cover and connection to sanitary drainage system.

#### SECTION 233400 – FUEL-FIRED DOMESTIC WATER HEATERS

1. Provide new gas fired domestic water heater complete with all connections, T&P valve, etc. for complete operation.

#### SECTION 223500 – DOMESTIC-WATER HEAT EXCHANGERS

1. Provide new in-direct fired combination heat exchanger and storage tank for domestic hot water production. Installation shall include, but not limited to, all valves, expansion (compression) tank, fittings, aquastat with wiring, temperature and pressure safety devices, connections, etc. for complete operation.

#### SECTION 224100 - RESIDENTIAL PLUMBING FIXTURES

1. Provide new residential plumbing fixtures. Fixtures shall include bathtubs, lavatories, kitchen sinks, all faucets, Water Sense certified water closets complete with seats, and all drainage and supply connections. Installation shall include bathtub trip-levers, traps, etc. for a complete installation. All kitchen and lavatory faucets shall be provided with low-flow aerators.

#### SECTION 224213.13 - COMMERCIAL WATER CLOSETS

1. Provide new ADA Water Sense certified water closets complete with seats and with all drainage and supply connections in all commercial and public areas.

#### SECTION 224216.13 - COMMERCIAL LAVATORIES

1. Provide new ADA lavatories complete with faucet in all commercial and public areas complete with all drainage and supply connections.

#### SECTION 224216.16 - COMMERCIAL SINKS

1. Provide new service sinks complete with faucet complete with all drainage and supply connections.

### **DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING**

#### **SECTION 230516 - EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING**

1. Provide for all expansion loops and swing joints for heating system piping.

#### **SECTION 230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING**

1. Provide for sleeves and sealing system for all HVAC piping running through penetrations of floors, partitions, and walls.

#### **SECTION 230519 - METERS AND GAGES FOR HVAC PIPING**

1. Provide all temperature and pressure gauges for heating system.

#### **SECTION 230523 - GENERAL DUTY VALVES FOR HVAC PIPING**

1. Provide all new valves for hydronic heating system.

#### **SECTION 230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT**

1. Provide all hangers and floor clamps for HVAC systems and equipment supports as required.

#### **SECTION 230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT**

1. Provide for labeling of all equipment, valves and indicate direction of flow and pipe contents on piping.

#### **SECTION 230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC**

1. Provide for testing and balancing of ventilation systems. Provide for adjustments as required.
2. Provide for testing and balancing of hydronic heating system. Provide for adjustments as required.
3. Provide for testing and balancing of steam heating system. Provide for adjustments, main and branch air vents as required.
4. Provide a written final TAB report of systems and provide "As-Built" schematic system diagrams for hydronic system.

#### **SECTION 230719 - HVAC PIPING INSULATION**

1. Provide new insulation on entire hydronic heating system piping (except for piping within baseboards enclosures) complete with all securing devices.
2. Provide new insulation on steam heating supply and return piping with in boiler room complete with all securing devices.

#### **SECTION 230900 - INSTRUMENTATION AND CONTROL FOR HVAC**

1. Provide new boiler controller complete with all sensors, wiring between boiler and sensors, and circulation pumps.
2. Provide thermostatic control valves with in dwelling units.

#### SECTION 231123 - FACILITY NATURAL-GAS PIPING

1. 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 piping, fittings, valves, couplings, sleeves, pressure regulator, meter bars, hangers, 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.
2. Provide new gas meter(s) and piping for boiler room equipment complete with all connections to equipment. This contractor is responsible for all couplings, sleeves, meter bars, etc., as required by utility company.
3. Provide all gas connections to ranges, including all branches, valves and flex connections for complete operation.
4. Provide all gas connections to laundry dryers, including all branches, valves and flex connections for complete operation.

#### SECTION 232113 - HYDRONIC PIPING

1. Provide new hydronic heating distribution piping system for building complete with all piping, valves, air vents, expansion tank, air separators, strainers, etc.

#### SECTION 232123 - HYDRONIC PUMPS

1. Provide two (2) new hydronic system circulation pumps complete with all connections.

#### SECTION 232213 – STEAM AND CONDENSATE HEATING PIPING

1. Provide for new steam distribution and condensate return piping with in boiler room for installation of new heating plant(s) complete with all fittings, strainers, valves, steam traps, steam vents, vacuum breakers, etc.

#### SECTION 232223 – STEAM AND CONDENSATE PUMPS

1. Provide for new steam condensate pump(s) with receiver, control panel, all connections, etc. for complete operation.

#### SECTION 233113 - METAL DUCTS

1. Provide new exhaust ductwork complete with all hangers.

#### SECTION 233300 - AIR DUCT ACCESSORIES

1. Provide new back-draft dampers on all exhaust ventilators.
2. Provide new manual volume dampers.
3. Provide constant air regulators (CAR).
4. Provide new fire dampers at all penetrations of rated walls and floors.

#### SECTION 233423 - HVAC POWER VENTILATORS

1. Provide new roof mounted exhaust ventilators complete with roof curbs.
2. Provide new wall mounted exhaust ventilators.
3. Provide new interior ceiling mounted bathroom exhaust ventilators.
4. Provide new in-line centrifugal dryer booster exhaust fans complete with lint traps.

#### SECTION 233713 - DIFFUSERS, REGISTERS, AND GRILLES

1. Provide new adjustable blade type wall and/or ceiling registers.

#### SECTION 235100 - BREECHING, CHIMNEYS AND STACKS

1. Provide a new exterior type metal chimney complete with all hardware. The chimney shall be attached to the building's exterior according to the manufacturer's specification. The contractor shall provide shop drawings for the installation.
2. Provide a new interior metal vent complete with all hardware.
3. Provide complete new breaching and barometric damper device for boiler.

#### SECTION 235223 - CAST IRON BOILERS

1. Provide new ( ) MBH gross output (*gas, oil, dual-fuel*) fired (*steam, hydronic*) -heating plant(s) complete with burner assembly, all associated safety and operating trim devices and all connections.
2. Provide for boiler start up in accordance with manufacturer's checklist; boiler start-up must be performed by a factory-trained and certified start-up contractor. Start-up shall include control panel programming. A complete copy of the final list of control panel settings shall be provided by the installing contractor. A documented sign-off shall be provided by this contractor indicating that the boiler has been set-up, installed, wired, programmed and started in compliance with the manufacture's guidelines and building parameters.
3. Provide for all wiring between boiler and burner operating and safety controls.
4. Provide combustion efficiency test.

#### SECTION 235239 – FIRE-TUBE BOILERS

1. Provide new ( ) MBH gross output (*gas, oil, dual-fuel*) fired steam-heating plant(s) complete with burner assembly, all associated safety and operating trim devices and all connections.
2. Provide for all wiring between boiler and burner operating and safety controls.

#### SECTION 235400 – FURNANCES

1. Provide new gas fired forced hot air furnace complete with all connections.

#### SECTION 238233 – CONVECTORS

1. Provide new (*steam, hydronic*) convectors complete with all valves and connections.

#### SECTION 238236 - FINNED-TUBE RADIATION HEATERS

1. Provide new hydronic finned tube baseboard heating units complete with all valves and connections.

## **DIVISION 26 – ELECTRICAL**

### **SECTION 260519- LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES**

1. Provide a complete new 120/( )volt, ( ) phase, ( ) wire system for building lighting and power. Provide new service from the Con Edison service entry for all apartment and building requirements.
2. Provide complete new three wire system for apartment lighting and power commencing at service equipment and including all sub-feeders to apartments and all apartment branch circuits.
3. Provide complete new three wire system for all building lighting and equipment/device power requirements commencing at main service equipment and including all branch circuits throughout building.

### **SECTION 260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS**

1. Provide effective grounding systems as per National Electrical Code (NEC).

### **SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS**

1. Provide all hangers, supports and floor clamps for Electrical systems and equipment as required.

### **SECTION 260533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS**

1. Provide for all new metal conduits, tubing and fittings as required for a complete installation of all electrical systems.
2. Provide for all new metal raceways, surface raceways and gutters.
3. Provide for all new boxes, enclosures and cabinets.

### **SECTION 260544- SLEEVES AND SLEEVE SEALS FOR ELECTRICAL ACEWAYS AND CABLING**

1. Provide for sleeves and sealing system for all electrical conduits running through concrete, masonry or gypsum board walls or slabs.

### **SECTION 260923 - LIGHTING CONTROL DEVICES**

1. Provide for all new photoelectric sensor switches for exterior lighting.
2. Provide for new indoor occupancy sensors for lighting fixtures.

### **SECTION 262416 – PANELBOARDS**

1. Provide for new distribution, lighting and appliance circuit breaker panel boards.
2. Provide new disconnect and over-current protection circuit breakers.

### **SECTION 262713 - ELECTRICITY METERING**

1. Provide for individual apartment and PLP metering devices.

2. Provide for a modular meter mounting center complete with lugs, sockets and tenant feeder circuit breakers.
3. Provide service current transformers as required by utility company.

#### SECTION 262726 – WIRING DEVICES

1. Provide for all receptacles complete with associated device cover plates and cover plate gaskets for devices located on exterior walls.
2. Provide for all wall toggle switches complete with associated device cover plates and cover plate gaskets for devices located on exterior walls.
3. Provide for all kitchen exhaust fan timer, telephone and TV coaxial outlets complete with all associated device cover plates and cover plate gaskets for devices located on exterior walls.

#### SECTION 262813 – FUSES

1. Provide for main service equipment fuses.

#### SECTION 262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. Provide for new service end box, fused and non-fusible main, house and equipment disconnect switches.

#### SECTION 265100 - INTERIOR LIGHTING

1. Provide for new interior lighting fixtures complete with all ballasts, lamps and supports.
2. Provide for new bi-level lighting in all non-residential areas complete with all ballasts, lamps and supports.
3. Provide all illuminated exit signs and emergency lighting for all public halls, exterior passages and cellar/basement areas complete with all lamps and supports.

#### SECTION 265600 - EXTERIOR LIGHTING

1. Provide for new exterior lighting fixtures complete with all ballasts, lamps and supports.
2. Provide for photoelectric relays for complete operation of exterior lighting.

### **DIVISION 27 – COMMUNICATIONS**

#### **NOTE: CONTRACTOR SHALL SUBMIT CATALOG CUTS FOR ALL EQUIPMENT**

#### SECTION 274133 - MASTER ANTENNA TELEVISION SYSTEM

1. Provide a complete new master television distribution system as detailed in the specifications. System shall include, but not limited to, all equipment, amplifiers, boxes, cables, antenna, distribution equipment, wiring, connections, etc.

#### SECTION 275123 - INTERCOM SYSTEMS

1. Provide a complete new apartment intercom system. System shall include, but not limited to, building entry station, apartment stations, amplifier, all conductors and cables, etc.

## **DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**

### SECTION 282300 – VIDEO SURVEILLANCE

1. Provide complete new Closed Circuit Television Surveillance System (CCTSS) for building. System shall include all cameras, camera housings, Digital Video Recorders (DVR), monitors, mounting hardware, control cabinet with temperature control, all video and power wiring between equipment and all required devices for complete operation.
2. Provide for setup of entire system for complete operation.
3. Provide operation instructions and training of a minimum two (2) system operators.

### SECTION 283111 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM

1. Provide a complete and NYFD approved fire alarm system with the capability of transmitting status to a central monitoring station. System shall include, but limited to, a fire alarm control panel, addressable smoke and heat detectors, annunciator panel(s), addressable manual pull stations, addressable monitoring modules, addressable relay modules, OS&Y supervisory switches, water flow detectors, alarm notification devices, all wiring, battery back-up, connections, boxes, conduits, etc.

## **DIVISION 31 – EARTHWORK**

### SECTION 312000- EARTH MOVING

1. Excavate to proper grade level as shown on drawings for installation of new footings, new concrete stairs, new metal stairs, and new retaining walls; all new sidewalk and sidewalk curb, new fence curb, new fence post footings, and new paving in areaways, courts and yards.
2. Backfill where required for site work to maintain proper grade levels shown on drawings for new work to be installed

### SECTION 312319 – DEWATERING

1. Comply with performance requirements of specification.

### SECTION 313116 – TERMITE CONTROL

1. Comply with requirements of specification as they apply and as directed by the Architect.

### SECTION 315000 – EXCAVATION SUPPORT AND PROTECTION

1. Provide and install temporary shoring and bracing

## **DIVISION 32 - EXTERIOR IMPROVEMENTS**

### SECTION 321216 – ASPHALT PAVING

1. Provide and install asphalt paving according to specification.

**SECTION 321313 – CONCRETE PAVING**

1. Provide and install concrete paving according to specification.

**SECTION 321373 – CONCRETE PAVING JOINT SEALANT**

1. Provide and install sealants in compliance with specification.

**SECTION 321713 – PARKING BUMPERS**

1. Provide and install parking bumpers.

**SECTION 321723 – PAVEMENT MARKINGS**

1. Provide and apply pavement markings.

**SECTION 323113 – CHAIN LINK FENCES AND GATES**

1. Provide and install new chain link fencing 6'-0" high.

**SECTION 322900 – PLANTS**

1. Provide and install trees and planting soil in accordance with current City of New York Parks & Recreation "Tree Planting Standards"

**DIVISION 33 – UTILITIES**

**SECTION 330500 – COMMON WORK RESULTS UTILITIES**

**SECTION 334100 – STORM UTILITY DRAINAGE PIPING**

**SECTION 334600 – SUBDRAINAGE**