

Q&A

244 Madison Avenue Local Law Facade Project 2011

Summary of RoofTop Meeting 7/19/11: DNA, Rand Engineering, MKI

What is the scope of the project?

DNA Contracting (the company that replaced our roof) was selected to repair the mortar and brick work on the exterior of the building, as well as clean the exterior of the building. After permits are secured and the Department of Buildings approves the Site Safety Plan, sidewalk sheds will go up along Madison Avenue and 38th Street. Three to four scaffolds will be working at the same time along 38th Street, Madison Ave and the interior shaft. The work will start from the top floor lines and move down, working on every other apartment line (i.e. H, J, L) before shifting accordingly to cover the next lines. A survey of the terra-cotta will be done to see if more time will be needed on this area. A Site Safety manager will be on site full time.

How long will it take and what will the daily time schedule be?

The estimated start date is mid/end of August with a duration period of between 12-16 weeks. Work will proceed 5 days/week - Monday to Friday - from 8:00-5:00.

How will we know the scheduling of apartment lines and how the work is progressing?

Information will be posted in the mailroom and/or sent via email. A regularly updated schedule will be set up in the lobby or mailroom giving each apartment and line approximately a 2-day advance work notice.

How will our air conditioners and windows be affected?

The same kind of filters currently used in air conditioners will be used to protect them from the outside. Air conditioners should not be used during the day when work is being done at or near a window. They may be used in the evenings and weekends. Blue Painter's Tape will be placed along window seams to protect against dirt and dust. The workers will remove larger debris from bricks as they work. DNA will remove tape and filter material and clean up after the work is done.

How will the "A" and "B" lines, facing the shaft, be affected?

The air conditioners and windows will be protected in the same manner as those of other apartments. The terraces will not be affected but furniture will need covering or removal. The bird netting will be removed in order to work up and down the shaft.

Can we use the roof? What will happen to the plants and trees?

Due to the nature of the work, the roof will not be able to be used by residents. There will be rigging with ropes and cables criss crossing the roof, the safety railings will be removed for the duration of the project, and some of the roof tiles will need to be taken up. These various safety issues are not conducive to the roof being used. We will find a safe place on a small area of the roof where the building staff can water our trees and plants.
