



NOTICE TO ALL FIRMS

Date: May 7, 2026
To: All Prospective Bidders
From: Candida Poinsette
Assoc. Director of Procurement Services
Re: Addendum Number 2
IFB # C1747 – Façade Repairs – Kaufman Hall

We have now completed and issued responses to all RFIs attached. Along with the responses, please note that updated Bid and Proposal Forms, as well as additional drawings, are being provided.

To ensure firms have adequate time to review the RFI responses and incorporate these updates into their submissions, we will be extending the bid due date to **Wednesday, May 20, 2026, at 12:00 PM.**

THIS ADDENDUM IS PART OF THE CONTRACT DOCUMENT AND SHALL BE INCLUDED WITH YOUR REQUEST FOR PROPOSAL SUBMITTAL. YOUR SIGNATURE BELOW WARRANTS THAT YOU UNDERSTAND THIS ADDENDUM AND THAT YOU HAVE MADE THE APPROPRIATE ADJUSTMENTS IN YOUR PROPOSAL AND CALCULATIONS.

Signature

Print Name and Title of Authorized Representative

Print Name of Company/Partnership/Individual

Date

May 7, 2026

Fashion Institute Of Technology
333 Seventh Avenue – 15th Floor
BID C1747 - Addendum 2
Attn: Ms. Candida Poinsette, Purchasing Office

Re: Façade Repairs
Kaufman Hall
Fashion Institute of Technology
406 West 31st Street
New York NY 10001

Questions IFB # C1747 – Kaufman Façade Repairs

RFI #1. We request clarification regarding the liquidated damages provisions in the project specifications. Upon review, the specifications do not appear to identify a defined amount for liquidated damages. Please confirm the applicable liquidated damages amount, if any, to be enforced under the Contract. This is also requested by our surety as part of their requirements.

Additionally, we request further clarification on the statement referenced on page 123 of the specifications, which indicates that if no liquidated damages are specified in the Contract, the Contractor may be liable for actual damages resulting from delayed performance or non-performance. Please advise how such actual damages will be determined, evaluated, and administered in the absence of a stated liquidated damages value.

RFI #1 Response. Terms for liquidated damages are being revised and will be provided in the next Addendum.

RFI #2. Please clarify the scope of work referenced in the bid form under Phase 1 – Section II, Part 1a and 2a, pertaining to the “Alternate – Engineered Enclosure System” at the balconies and full south façade. Specifically, we request confirmation on whether this system is intended to be a standard pipe scaffold with netting, or if a different type of engineered enclosure system is required. Additional details regarding the system specifications, performance requirements, and any design criteria would be appreciated to ensure accurate understanding and pricing.

RFI #2 Response. Please see revised Contractor’s Proposal Bid Form and revised Dwg. A-100 and new Dwgs. A-100A and A-100B.

In order to avoid installation of overhead sidewalk bridging over the bus parking area, protection at the south façade will consist of a cantilevered platform supported above the 1st Floor setback roof with an Engineered Enclosure System erected on top of the platform. This includes the windowless walls at the east and west ends of the south façade as well as the entire middle section above the building’s 1st Floor setback roof.

Refer to the drawings for details of the platform installation. In summary, outrigger beams are to be installed, attached to the building’s exterior wall at one end and bearing on the setback

roof's parapet wall at the other. The outrigger beams will support the equivalent of a sidewalk bridge deck, including q-deck, planking and parapets.

On top of this deck pipe scaffolding is to be installed. For the purposes of this pricing exercise and to meet the minimum requirements of an Engineered Enclosure System as defined in BC 3309.17, the Engineered Enclosure System will consist of standard pipe scaffolding, black mesh netting and an additional layer of 16-gauge wire netting outside the black mesh.

Note that the design of the access staging and platform provided on the attached drawings is for pricing/scoping only. Final engineering and permit filing to be by the Contractor's team and made in full accordance with the approved Site Safety plans. Contractor to submit engineered drawings for review by DTA.

Note that a temporary controlled access zone will be required during erection and dismantling of this staging. DTA & FIT are currently coordinating access with the Port Authority.

RFI #3 Please advise whether the sidewalk shed at the south elevation is required to cover the full width of the bus area, or if it should be constructed in accordance with the width indicated on Drawing A100.00.

RFI #3 Response. Please see RFI #2 response. Sidewalk bridging at the south façade will now be limited to the bridging to be installed at the public sidewalk and yard of the east neighbor building.

RFI #4. Please clarify the linear footage/extent of window sealant replacement referenced in the Bid Form under Phase 1, Part 7 and Phase 2, Part 9, as the documents do not define quantities or limits of work. Specifically, confirm the total linear footage for each phase, identify the applicable elevations and window types, and indicate whether the scope includes full perimeter sealant replacement at all windows or only selective areas.

RFI #4 Response. Window sealant replacement shall be priced on a per-window basis, not by linear footage. Locations to be determined by A/E during on-scaffold inspections. See revised bid form for approximate window sizes and quantities of each size. Note that bid form indicates phasing. Sealant to be applied at jambs, head and sill of each window, between window frame and brick, masonry sill and steel lintel.

RFI #5. Please clarify the extent and quantities for Terra Cotta profile patching and Terra Cotta crack repairs referenced in the Bid Form under Phase 2, Part 8 – Terra Cotta Repairs (Items b.ii and C), as the contract documents do not define the limits of work. Specifically, approximate quantities (e.g., square footage, linear footage)

RFI #5 Response. Terra cotta repair quantities are approximate and shall be adjusted based on actual verified field conditions. The bid form defines the profile patching quantity by volume, each patch quantity being 12 cubic inches of patching mortar for the purposes of estimating material costs.

RFI #6. According to the drawings and notes in the specifications for the south elevation, it states to "provide 30' perpendicular to the building face." If we were to install a 30'

perpendicular sidewalk shed, the posts would extend into the middle of the parking lot. Can you please confirm whether the neighboring property owner is agreeable to losing parking spaces and having sidewalk shed posts located within the parking lot?

RFI #6 Response. Please refer to responses to RFI #2 above, revised bid form and revised drawings. Protection will not extend 30' from building face and will not land in the adjacent parking lot.

RFI #7. For the Southwest corner, DWG A100.00 shows Sidewalk Shed protection 5ft beyond the extents of the west wall of the adjacent Garage Building, is this still needed in the Option 2 scenario where there is a 30ft closed off construction zone? If we utilize the proposed Construction Fence with Closed Access, the fence line will enter this region and cross the existing neighboring fence, how would we go about handling accessing this region and are we able to make this a controlled access zone?

RFI #7 Response. Please refer to responses to RFI #2 above, revised bid form and revised drawings. Sidewalk shed will not extend 5' beyond west wall.

RFI #8. In the Bid Analysis Form, the proposed plan calls for some of the Southside Repair Work to be carried over into Phase 2. What drops or what locations of repair should be anticipated to be included in the Phase 2 construction timeline?

RFI #8 Response. The full extent of the south façade and west façade will be mobilized at the start of the contract work. It remains to be determined if all of the south façade work can be completed in Phase 1 or if portions of the work will need to be carried over to Phase

RFI #9. For the West Side Parapet Repairs, is overhead protection not needed along the west side wall where there is no attached building (*see DWG100.00*) because it is already a Closed Off Construction Zone without public access? Is this property part of FIT's property or an adjacent neighbor? Is there an Access agreement and can we consider this a Closed Access Zone (Are we responsible for Closing Off this Area?)

RFI #9 Response. No overhead protection is required. There is no access to the adjacent property. The property is not owned by FIT.

RFI #10. For the East side of the Building Protection Plan, for Phase 2, is the Roof Protection engineered system supposed to extend 30ft measured perpendicular to the building or can that be 20ft. The Bid Form and Drawings conflict each other on this.

RFI #10 Response. Please see revised protection drawings. Roof level protection can extend only 20' from face of the building. At the roof of the neighboring 6-story building, protection can consist of standard insulation, solid plank, plywood installed on the roof. Provide individual protection over roof exhaust fans in this area. Provide sidewalk bridging at grade within the rear yard of the Amtrak building, including extension out over the sidewalk.

RFI #11. Why is there no protection plan designated for the parking area/building on the East side of the Building when Elevations show repair directly above this area?

RFI #11 Response. Refer to RFI #10 response and revised protection drawings. Overhead protection is not required at the commercial parking lot at the southeast corner of the block because it is greater than 25' away from the east wall of the FIT building.

RFI #12. Is exterior access required at all façade locations? Or, are we to assume accessing only locations that show scope of work?

RFI #12 Response. Exterior access may be required at all façade locations. Extent of required drop locations at the north, east and west facades to be determined based on field inspection from the first installed drops. Note that repairs were performed at portions of the north, east and west facades and these areas may not be revisited.

RFI #13. Permits and Licensing - Neighboring Properties

Will the Owner secure all necessary permissions and licensing agreements from neighboring properties? Please provide written direction on this matter to ensure accurate budgeting and scheduling.

RFI #13 Response. FIT to obtain access agreements with neighboring properties.

RFI #14. The current specifications require a 5-year warranty. We would like to formally request that the Fashion Institute of Technology consider reducing this required warranty duration.

RFI #14 Response. A warranty period of 3 years is acceptable.

RFI #15. Please confirm whether our scaffold installers will be covered under the PLA or prevailing wage, or if the entire project is strictly subject to prevailing wage requirements.

RFI #15 Response. This project requires compliance with all applicable prevailing wage laws. A Project Labor Agreement (PLA) will not be utilized.

RFI #16. Confirming that we are mobilizing 100% south elevation and at the West elevation only where work was not completed in 2022. What about east?

RFI#16 Response. Confirmed. East side is Phase II.

RFI #17. Section 3.4 – Window sill Replacement: Could you provide a detail for this repair? Should we assume replacement with a precast sill?

RFI #17 Response. Replacement sill to be precast concrete. See revised drawing, Detail 2/A-206

RFI #18. Section 3.5 – V-Groove & Seal Window: Please provide additional clarification/details.

RFI #18 Response. At existing cracked windowsills designated for repair, the Contractor shall saw-cut a clean V-groove, remove all loose/deteriorated material, clean the prepared joint, and install an approved sealant by A/E. Open width at surface of v-groove to be no less than ½”.

RFI #19. Section 3.6A – Window Lintel Replacement: Is there a detail available for this repair? Please confirm whether the lintel is to be loose, bolted, or welded. Also, how many bricks are to be replaced above the lintel?

RFI #19 Response. See revised drawing, Detail 1/A-206

RFI #20 Response. Section 4.2 – Corner Repairs: Is there a detail available for this repair? Are we replacing any backup brick? If so, how many courses? The description references Drawing A-301; however, these sheets were not included in our bid package.

RFI #20 Response. See revised drawing, Detail 3/A-206

RFI #21. Section 4.3 – Steel Repairs: This section references Drawing A-301, which does not appear to be included.

RFI #21 Response. See revised drawing, Detail 1/A-205.

RFI #22. Confirming that we are mobilizing 100% north elevation and at the East elevation only where work was not completed in 2022.

RFI #22 Response. Confirmed.

RFI #23. Section 3.4 – Windowsill Replacement: Could you provide a detail for this repair? Should we assume replacement with a precast sill?

RFI #23 Response. See RFI 17.

RFI #24. Section 3.5 – V-Groove & Seal Window: Please provide additional clarification/details.

RFI #24 Response. See RFI 18.

RFI #25. Section 6A – Shelf Angle Repair (Type A): Is there a detail available for this repair? Is this repair only including SPP of existing shelf angle and not replacement. Please confirm.

RFI #25 Response. See drawing, Detail 4/A-206

RFI #26. Section 6B – Shelf Angle Repair (Type B): Is there a detail available for this repair? How many bricks in the back-up are we replacing. Is this including only SPP of the angle? Please confirm the type of reinforcement required.

RFI #26 Response. See revised drawing, Detail 2/A-205

RFI #27. Section 7A – Window Lintel Replacement: Is there a detail available for this repair? Please confirm whether the lintel is to be loose, bolted, or welded. Also, how many bricks are to be replaced above the lintel? Provide the detail.

RFI #27 Response: See revised drawing, Detail 1/A-206

RFI #28. Section 4.2: Is there a detail available for this repair? Are we replacing any backup material? If so, how many courses? The description references Drawing A-301; however, these sheets were not included.

RFI #28 Response. See revised drawing, Detail 3/A-206

RFI #29. Section 4.3: This section references Drawing A-301, which does not appear to be included. Please confirm.

RFI #29 Response. Section was mislabeled. See revised drawing, Detail 1/A-205

RFI #30. Section 5.1A – Steel Fire Balcony Removals (Option A): There are two possible existing attachment conditions. Should we assume the connections to the beams are welded or bolted? Please confirm.

RFI #30 Response. Assume the existing balcony outrigger/support steel is bolted to the building structural steel frame/spandrel beams.

RFI #31. Section 5.1B – Steel Fire Balcony Removals (Option B): Please confirm that the scope is limited to cutting the steel section embedded in the brick, while leaving the existing attachment in place. This does not include brick replacement only stucco installation at the balcony areas.

RFI #31 Response. Confirmed. Under Option B, the embedded balcony steel is to be cut flush with the face of the building, and the existing brick is to remain in place.

RFI #32. Could you please confirm if there is an updated bid form that includes these items? Alternatively, should we include them by adding additional lines below the provided bid form?

RFI #32 Response. Please see revised bid form included with this Addendum II.

RFI #33. There does not appear to be any mention of bond costs, overhead and profit, or insurance. Could you please confirm if there is an updated bid form that includes these items? Alternatively, should we include them by adding additional lines below the provided bid form?

RFI #33 Response. Please see attached, revised bid form with additional lines for bond costs. Overhead, profit and insurance costs should be included in the General Conditions and/or work line items costs.

DRAWINGS INDEX

Addendum II, Revised 5/7/2026

406 WEST 31ST STREET, NY 10001

T-000.00	COVER SHEET
T-001.00	STRUCTURAL NOTES
A-100.00	SITE & PROTECTION PLAN
A-100A.00	ENGINEERING PLATFORM PLAN VIEW
A-101B.00	ENGINEERING PLATFORM SECTION
A-101C.00	ENGINEERING PLATFORM SECTION & DETAILS
A-101.00	ROOF PLAN
A-102.00	NORTH ELEVATION
A-103.00	EAST ELEVATION, WEST ELEVATION
A-104.00	SOUTH ELEVATION
A-200.00	BALCONY TYPE 1- AT THE SOUTH FACADE
A-201.00	BALCONY TYPE 2- AT THE SOUTH FAÇADE
A-202.00	BALCONY PROPOSED REPAIRS
A-203.00	REPAIR DETAILS
A-204.00	PARAPET WALL REPAIR DETAILS
A-205.00	SPANDREL BEAM REINFORCEMENT DETAILS
A-206.00	SECTION & DETAILS

FACADE REPAIR PROGRAM

KAUFMAN HALL, 406 WEST 31ST STREET, NY 10001

ADDENDUM II, REVISED 5/7/2026

GENERAL NOTES

1. WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.

2. NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATION OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.

3. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AS WELL AS ALL MANAGEMENT REGULATIONS.

4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMAN-LIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH HIS LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.

5. EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.

6. AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS OR AS SPECIFIED.

7. THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN.

8. THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYER'S LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY VENTENOR DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.

9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC, WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.

10. A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND NBFU CODE. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.

11. ANY AND ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.

12. CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEY'S FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR COMMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.

13. REFER TO THE PROJECT MANUAL'S SECTION FOR ADDITIONAL NOTES AND CONDITIONS. THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDERSTOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS PREREQUISITES AND TERMS. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENT OF THE STRUCTURAL ENGINEER AND BUILDING CODE REQUIREMENT

TENANT PROTECTION PLAN

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW JERSEY BUILDING CODE AND WITH ALL REGULATIONS OF ANY OTHER AGENCY HAVING JURISDICTION.

OCCUPANCY: NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION.

EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

FIRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.

ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT AND SHALL BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT-OFF AFTER WORKING HOURS.

THE CONTRACTOR SHALL MAKE SURE THERE IS NO LEAKAGE OF ANY FLAMMABLE GAS USED IN CONSTRUCTION.

ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

HEALTH REQUIREMENT CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING WITHOUT PRIOR NOTICE.

DUST CONTROL: DEBRIS, DUST AND DIRT SHALL BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND SHALL BE CLEARED FROM THE BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

CONTRACTOR SHALL ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.

NOISE RESTRICTIONS: CONSTRUCTION OPERATIONS SHALL BE CONFINED TO REGULAR WORKING HOURS: MONDAY THRU FRIDAY, 8:00 AM - 5:00 PM. ON SATURDAYS AND SUNDAYS BY PERMISSION OF MANAGEMENT.

PROTECTIVE OVERHEAD BRIDGING

1. MINIMUM 8' HIGH CLEARANCE AT SIDEWALKS, WATERPROOF PLANKING DECK AND 4" PARAPETS.

2. PROVIDE 14' CLEARANCE AT DRIVEWAY AREAS.

3. PROVIDE FOR MAXIMUM 150 P.S.F. LIVELOAD TO ALLOW FOR FUTURE PIPE SCAFFOLDING TO BE ADDED ABOVE THE BRIDGE TO ACCESS BALCONIES FOR RECONSTRUCTION UP TO ROOF LEVEL.

4. PROVIDE 24 HR. LIGHTING AND SECURITY SYSTEM.

5. PROTECTIVES AT BRIDGE STEEL POSTS & BOLTS AT PEDESTRIAN LEVEL.

6. ALL WORK TO BE PERFORMED BY EXPERIENCED CREW AND LICENSED AND INSURED CONTRACTOR.

7. PROTECT ALL PLANTING AREAS & TREES AGAINST DAMAGE.

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ZONING NOTES

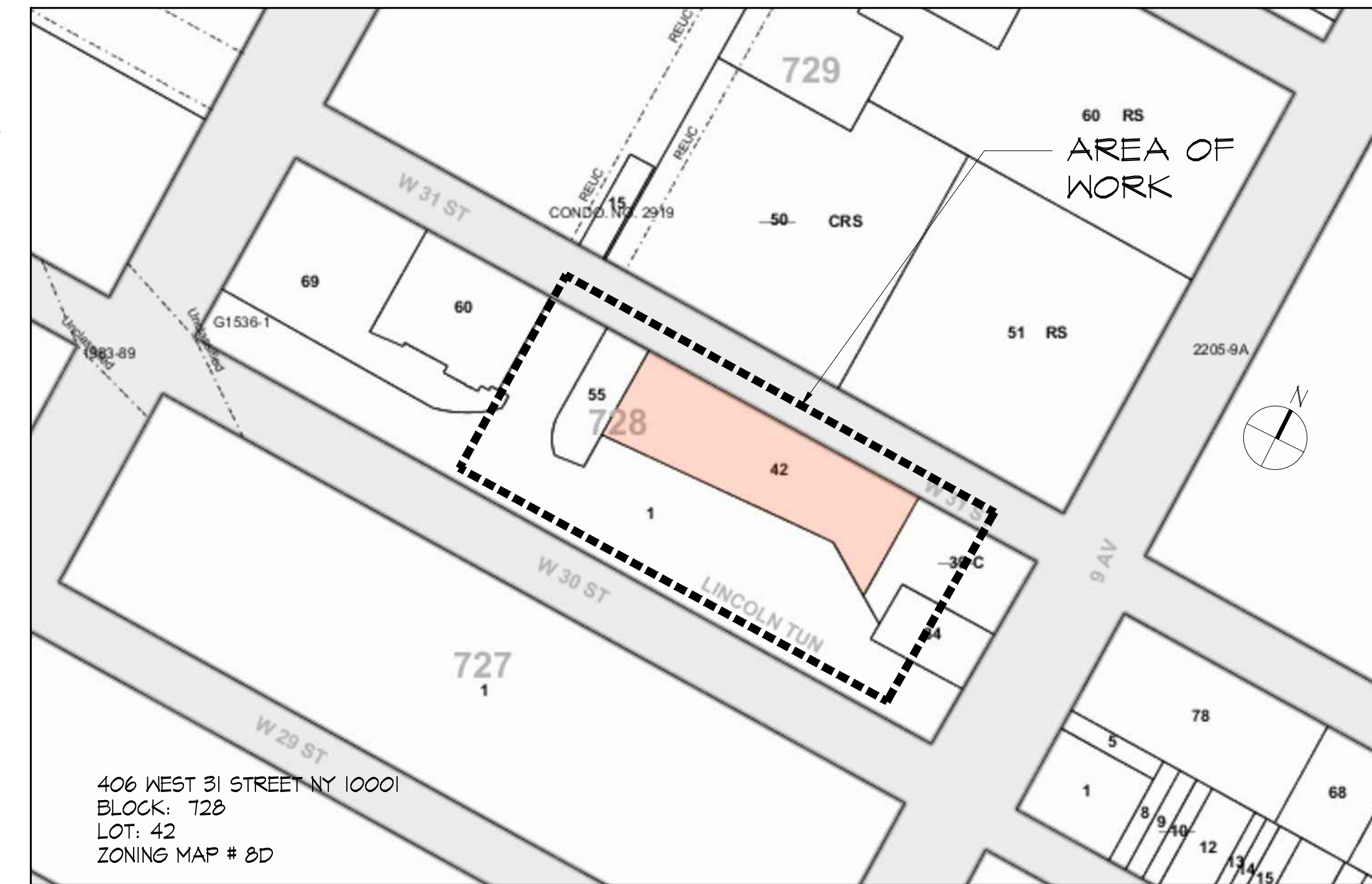
ADDRESS: 406 WEST 31 STREET NY 10001
BLOCK: 728
LOT: 42
ZONING MAP # 8D
C.OCCUPANCY:

NOTE:

PROTECTIVE SIDEWALK BRIDGING BY OTHERS UNDER SEPARATE APPLICATION

SCOPE OF WORK:

- REPAIRING THE NORTH, EAST, WEST AND SOUTH FACADE DAMAGE CONDITIONS.
- REMOVING STEEL BALCONIES AT THE SOUTH FACADE.



PLOT PLAN
NTS

CONTROLLED/SPECIAL/PROGRESS INSPECTIONS (NYC BC 2018)		
CONTROLLED/SPECIAL INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
MASONRY	NYC BC 1704.5	TR-1
FINAL INSPECTION	NYC BC 109.5 DIRECTIVE 14 (1975)	TR-1
STRUCTURAL STEEL DETAILS	BC 1705.2.2	TR-1
STRUCTURAL STABILITY	BC 1705.25.1	TR-1
TENANT PROTECTION PLAN	BC 1705.26	TR-1
WELDING	BC 1705.2.1	TR-1

FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
Rev. To	Qty. Date
ISSUE	

COVER SHEET

406 WEST 31ST STREET
NEW YORK, NY 10001

ENGINEER	ARCHITECTS	T-000.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 256 WEST 21TH STREET, STE 140 NEW YORK, NY 10001, TEL: (212) 242-2195	
DWG BY: DRS	SCALE: AS NOTED	PAGE 1 OF 17

STRUCTURAL NOTES:

STEEL DECK NOTES:

1. STEEL DECK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD FORMED STEEL STRUCTURAL MEMBERS AS PER THE AISI LATEST EDITION AND STEEL DECK INSTITUTE SPECIFICATIONS AND STANDARDS. WHERE REQ'D FOR SPAN PROVIDE 40KSI DECK.
2. DECK SHALL BE ANCHORED BY WELDING THROUGH THE BOTTOM OF THE RIB TO STRUCTURAL STEEL AT MAXIMUM SPACING OF 12" USING ARC PUDDLE WELDED WITH MINIMUM BEARING OR END LAP OF 2".
3. DECK OPENINGS SHALL BE TREATED AS FOLLOWS:
 - A. FOR HOLES 6" OR LESS, PERPENDICULAR TO THE SPAN, NO REINFORCING IS REQ'D.
 - B. FOR HOLES OVER 6", BUT NOT MORE THAN 12", PROVIDE ONE 14 GAUGE REINFORCING PLATE 24"X24" AND WELD IN PLACE.
 - C. ALL OTHER OPENINGS TO BE FRAMED AS SHOWN ON PLAN

SUPERSTRUCTURE CONCRETE NOTES:

4. ALL CONCRETE OVER METAL DECK SHALL BE LIGHT WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
5. CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
6. ALL CONCRETE IS TO COMPLY WITH ALL REQUIREMENTS OF CURRENT ACI BLDG. CODE AND ALL RELEVANT SECTIONS OF THE NEW YORK CITY BUILDING CODE.
7. CONCRETE USED FOR FILL SHALL BE LIGHT WEIGHT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF $f'c=3500$ PSI AT 28 DAYS U.O.N. FILL CONCRETE SHALL BE REINFORCED WITH 6X6-W2.9XW2.9 W.W.F.

STRUCTURAL STEEL NOTES:

8. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE NYC. BUILDING CODE. ALL STEEL TO BE ASTM A992 HAVING A MINIMUM YIELD OF 50,000 PSI U.O.N. ALL STEEL TO BE DOMESTIC ONLY.
9. AISC SPECIFICATIONS FOR "ALLOWABLE STRESS DESIGN (ASD) FOR STRUCTURAL STEEL IN BUILDINGS" - LATEST EDITION SHALL APPLY, EXCEPT AS MODIFIED BY THE NOTES, SCHEDULES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR ANY RESTRICTIVE REQUIREMENTS OF THE BUILDING CODE. ALL LATERAL CONNECTIONS SHOWN ON S-100'S ARE DESIGNED USING "ALLOWABLE STRESS DESIGN".
10. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.
11. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS.
12. ALL WELDED CONNECTIONS SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE. PROVISIONS SHALL BE MADE FOR FIELD INSPECTION AND TESTING OF WELDS. ALL SHOP WELDS SHALL BE TESTED BY ANY OF APPROVED METHODS AND SHALL BE CERTIFIED.
13. ALL BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH TENSION CONTROL BOLTS A-325 AND A-490, U.O.N.
14. ALL BOLTS SHALL BE 3/4" XX FI XX MINIMUM ON HOLES 13/16" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
15. ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED.
16. ALL COLUMN SPLICES, CONNECTIONS OF BEAMS TO COLUMNS, CONNECTION WITHIN THREE FEET OF COLUMNS, CONNECTIONS OF OR TO DIAGONAL MEMBERS, AND ALL BEAMS CARRYING MACHINE LOADS SHALL BE HIGH STRENGTH SUP CRITICAL CONNECTIONS.
17. IN ADDITION TO MOMENT CONNECTION, PROVIDE AISC STANDARD SHEAR CONNECTIONS FOR ALL GRAVITY AND WIND LOADS AS SHOWN IN THE TYPICAL SHEAR CONNECTION DETAILS.
18. ALL SHEAR CONNECTORS SHALL BE XX 3/4 FI XX HEADED STUDS AND 4 7/8" LONG.
19. ALL ENDS OF COLUMNS AT SPLICES AND ALL OTHER BEARING CONNECTIONS SHALL BE MILLED TO COMPLETE TRUE BEARING.
20. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS, WHERE REQUIRED BY THE DRAWING OR BY INFORMATION FURNISHED PRIOR TO FABRICATION. ALL TRADES APPLYING POINT LOADS TO STRUCTURE MUST SUBMIT LOAD AND LOCATION TO ENGINEER OF RECORD DOB
21. THE USE OF A CUTTING TORCH IN THE FIELD WILL NOT BE PERMITTED.
22. WELDING ELECTRODES SHALL CONFORM TO THE ETOXX CLASSIFICATION OF THE AMERICAN WELDING SOCIETY.
23. CONTRACTOR SHALL PROVIDE STIFFENERS PER CHAPTER K OF AISC SPECIFICATION (LRFD). FOR THE NON SEISMIC CONDITIONS.
24. ALL WELDERS SHALL BE LICENSED BY THE STATE OF NEW YORK.
25. AREAS OF STRUCTURAL STEEL LEFT UNPAINTED TO ALLOW FOR WELDING OR BOLTING, SHALL RECEIVE A FIELD APPLICATION OF METAL PROTECTION.
26. STRUCTURAL STEEL THAT WILL REMAIN EXPOSED TO VIEW SHALL RECEIVE AN ADDITIONAL COAT OF METAL PROTECTION, OF ANOTHER COLOR, AFTER ERECTION.
27. MISC. METAL CONTRACTOR TO SURVEY IN PLACE STRUCTURAL STEEL PRIOR TO DEVELOPING SHOP DWGS. AND FABRICATING.
28. ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO LINTELS, DUNNAGE AND ROOF ENCLOSURES

EXPOSED TO THE WEATHER AND STRUCTURAL TUBES PARTIALLY OR FULLY EMBEDDED IN THE EXTERIOR WALL MUST BE HOT DIPPED GALVANIZED INDICATE SUCH ON SHOP DWGS.

29. STRUCTURAL STEEL FABRICATOR TO SUBMIT QUALIFICATIONS OF DETAILER WHO MUST HAVE A MINIMUM EXPERIENCE OF FIVE YEARS AND BE LICENSED IN THE STATE OF NY. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REJECT THE SUBMITTED DETAILER IF THEIR QUALIFICATIONS DO NOT MEET THE REQUIRED MINIMUM.
30. STRUCTURAL STEEL FABRICATOR TO SUBMIT SIGNED SEALED BY NYSPE CALCULATIONS OF ALL CONNECTIONS, TYPICAL AND OTHERWISE, PRIOR TO SUBMITTING SHOP DWGS. ALLOW TWO WEEKS DOB.
31. ALL CONTRACTORS PER CONTRACT ARE REQUIRED TO COORDINATE THEIR TRADE WITH ALL CONTRACT DWGS.
32. PROVIDE STRUCTURAL STEEL SIZES SHOWN ON PLAN. IF NOT AVAILABLE SIZE MUST BE MANUFACTURED BY EQUIVALENT PLATES AND FULL PEN WELDS AT NO ADDITIONAL COST TO OWNER.
33. STEEL FABRICATOR AND DETAILER TO BE CERTIFIED BY AISC.

CONCRETE AND STEEL REINFORCEMENT

1. NO CONCRETE FOOTING, FOUNDATION PIER, OR FOUNDATION WALL SHALL BE POURED UNTIL SUBGRADE FOR SAME HAS BEEN APPROVED BY A LICENSED PROFESSIONAL ENGINEER.
 2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONTROLLED CONCRETE, U.O.N., AND COMPLY WITH A.C.I. BUILDING CODE AND THE CURRENT NEW YORK CITY BUILDING CODE.
 3. CONCRETE STRENGTH SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

-FOOTINGS	4000 PSI
-BUTTRESSES AND FOUNDATION WALLS	4000 PSI
-COLUMN PIERS	4000 PSI
-FOOTING SEALERS	3000 PSI
-SLAB ON GROUND	3500 PSI
 4. ALL STEEL REINFORCEMENT SHALL HAVE AN ULTIMATE TENSILE STRENGTH OF 90,000 PSI AS PER A.S.T.M. A615-83 GRADE 60. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE REINFORCING WHILE PLACING THE CONCRETE. ALL BARS MARKED CONTINUOUS, SHALL BE LAPPED IN ACCORDANCE WITH TYP. REINF. TABLES AT SPLICES AND CORNERS EXCEPT AS OTHERWISE SHOWN ON PLANS LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORT. HOOK TOP BARS AT DISCONTINUOUS ENDS.
 5. VERTICAL CONSTRUCTION JOINTS IN ALL WALLS SHALL BE USED ONLY IF UNAVOIDABLE, OR UNLESS OTHERWISE NOTED, AND TO BE LOCATED AT LEAST 4'-0" FROM ANY SUPPORTING COLUMN OR WALL OPENING. DISTANCE BETWEEN JOINTS IN WALL SHALL BE ALLOWED AS PER SPECIFICATIONS. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE ALLOWED IN GRADE BEAMS.
 6. IN NO CASE SHALL TRUCKS, BULLDOZERS, OR OTHER HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.
 7. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES. WHERE BUTTRESSES DO NOT EXIST OR SPACING BETWEEN BUTTRESSES EXCEED 25 FEET, AND WHERE THE DIFFERENCE IN LEVEL BETWEEN INSIDE AND OUTSIDE GRADE IS MORE THAN 4'-0", INTERMEDIATE BRACING SHALL BE PROVIDED. WHERE RAMPS OCCUR, THE GRADE ELEVATION OUTSIDE OF RAMP WALLS SHALL BE USED IN FIGURING THE DIFFERENCE IN LEVEL. CORNER BUTTRESSES NEED NOT BE BRACED. NO BACKFILLING IS TO BE DONE BEFORE ALL SLABS BRACING WALLS ARE IN PLACE UNLESS APPROVED BY THE ENGINEER.
 8. CONTRACTOR TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPERSTRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
 9. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 3/4" FOR INTERIOR SLABS AND INTERIOR WALL SURFACES; 1 1/2" FOR BEAMS, GIRDERS, AND COLUMNS (TIES, STIRRUPS OR PRIMARY REINFORCEMENT). FOR ALL CONCRETE EXPOSED TO WEATHER AND EARTH FILL, COVER SHALL BE 2" (1 1/2" FOR STIRRUPS). FOR CONCRETE PLACED AGAINST EARTH, MINIMUM COVER SHALL BE 3".
 10. ALL SLABS ON GROUND (AREAWAYS, RAMPS, ETC., INCLUSIVE) SHALL BE 6" THICK, U.O.N., REINF. WITH WELDED WIRE FABRIC 6 6 - W2.9 X W2.9, U.O.N. ON SF-100, MINIMUM YIELD STRENGTH 70,000 PSI, PLACED 1" BELOW TOP OF SLAB.
 11. ALL SLABS ON GROUND, U.O.N., TO BE POURED OVER A 8" POROUS FILL BED THAT CONTAINS 20 MIL POLYETHYLENE FILM 3" BELOW THE TOP OF FILL BED. THE SLABS SHALL BE PLACED IN ALTERNATE PANELS NOT EXCEEDING 1,200 SQ. FT. BETWEEN KEYED CONSTRUCTION JOINTS, BUT NO DIMENSION OF THE PANEL IS TO EXCEED 40 FEET.
 12. FOR PIER SIZES SEE STRUCTURAL DRAWINGS. WHERE PIER IS REQUIRED BUT NOT SHOWN ON PLANS THE SIZE OF THE PIER SHOULD BE 4" LARGER ON EACH SIDE THAN THE COLUMN BASE PLATE ABOVE WITH A MINIMUM PIER SIZE OF 24" X 24". MIN. REINF. SHALL BE 8-#9 VERT. W/4#@12 TIES.
 13. WHERE A PIER IS INDICATED ON THE FOUNDATION PLAN BUT ELIMINATED IN THE FIELD (GOOD MATERIAL HIGHER THAN ASSUMED) THE ENGINEER SHALL BE NOTIFIED AS DEPTH OF FOOTING MAY NEED TO BE INCREASED.
 14. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS SIGNED AND SEALED BY A N.Y.P.E. TO THE STRUCTURAL ENGINEER DOB. NO CONSTRUCTION IS TO BE STARTED UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD.
 15. THE STRUCTURAL ENGINEER OR HIS QUALIFIED FIELD REPRESENTATIVE MUST CHECK AND APPROVE ALL STEEL REINFORCING PRIOR TO CONCRETE PLACEMENT.
- CODES AND TESTS
16. THIS STRUCTURE HAS BEEN DESIGNED UNDER THE PROVISIONS OF THE NEW YORK STATE BUILDING CODE AS AMENDED AND A.C.I. 318 (LATEST EDITION).

17. ALL CONTROLLED CONCRETE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE AND THE A.C.I. 318 BUILDING CODE (LATEST EDITION). APPLICATION FOR CONTROLLED CONCRETE WITH CONCRETE TESTS AND CURVES OF TESTS FOR THE PRELIMINARY DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR FILING WITH THE BUILDING DEPARTMENT. NO CONCRETE SHALL BE PLACED WITHOUT THE DESIGN MIX BEING APPROVED BY THE BUILDING DEPARTMENT.
18. DESIGN AND CONSTRUCTION OF FORMWORK IS TO COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND NEW YORK STATE BUILDING CODE AS AMENDED.

FOR CONTRACTOR- ADDENDUM II	05.01.2026
DOB	05.30.2026

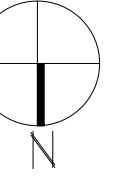
Rev.	To	Qty	Date
155UE			

STRUCTURAL NOTES

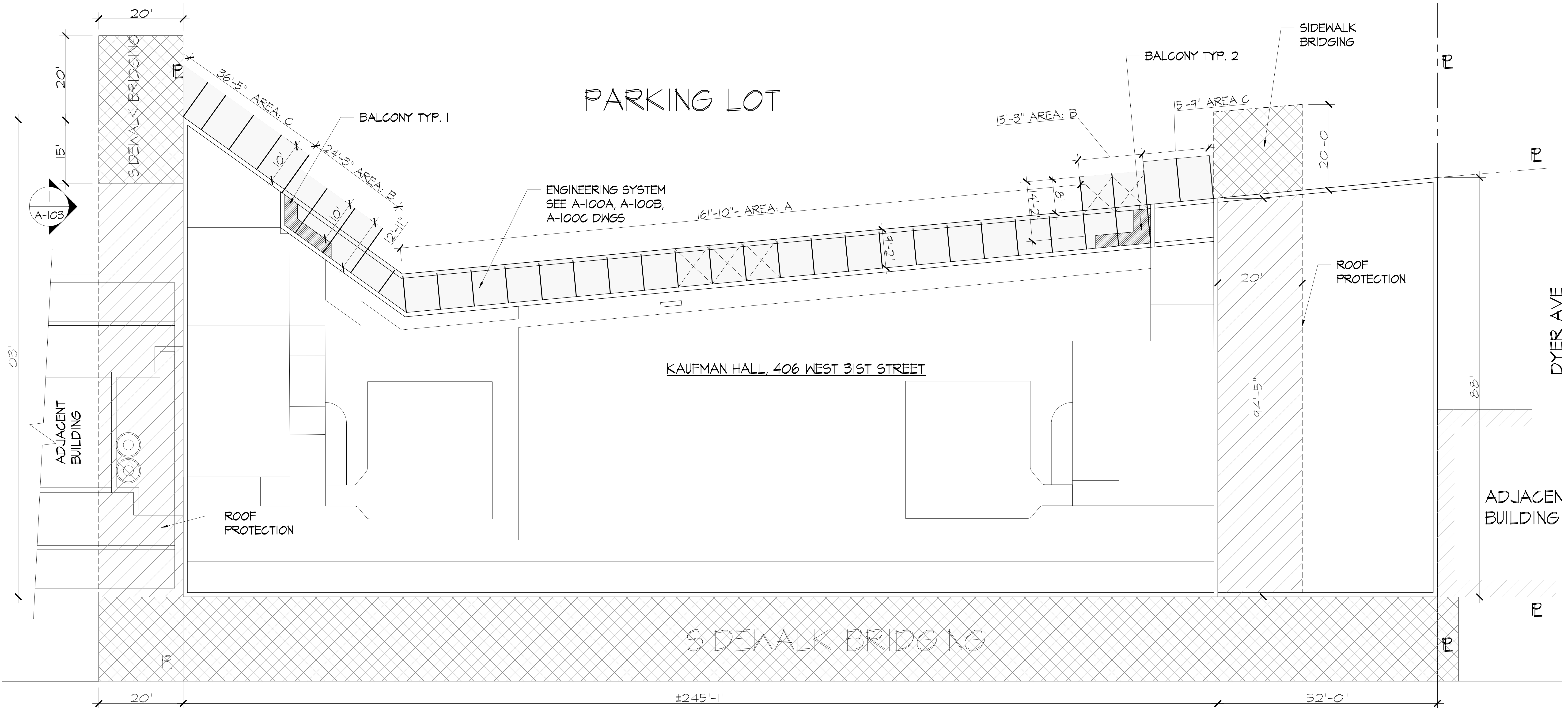
**406 WEST 31ST STREET
NEW YORK, NY 10001**

ENGINEER	ARCHITECTS	T-001.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 2 OF 17

WEST 30 ST STREET



SIDEWALK



KAUFMAN HALL, 406 WEST 31ST STREET

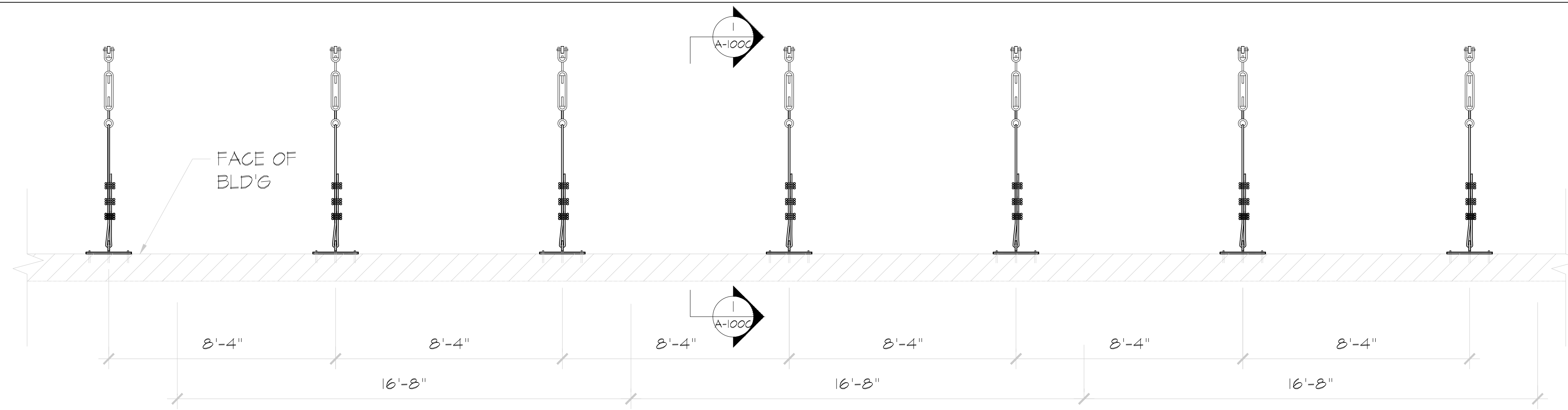
WEST 31 ST STREET

1 SITE PLAN & PROTECTION PLAN
 A-100 SCALE: 3/32" = 1'-0"

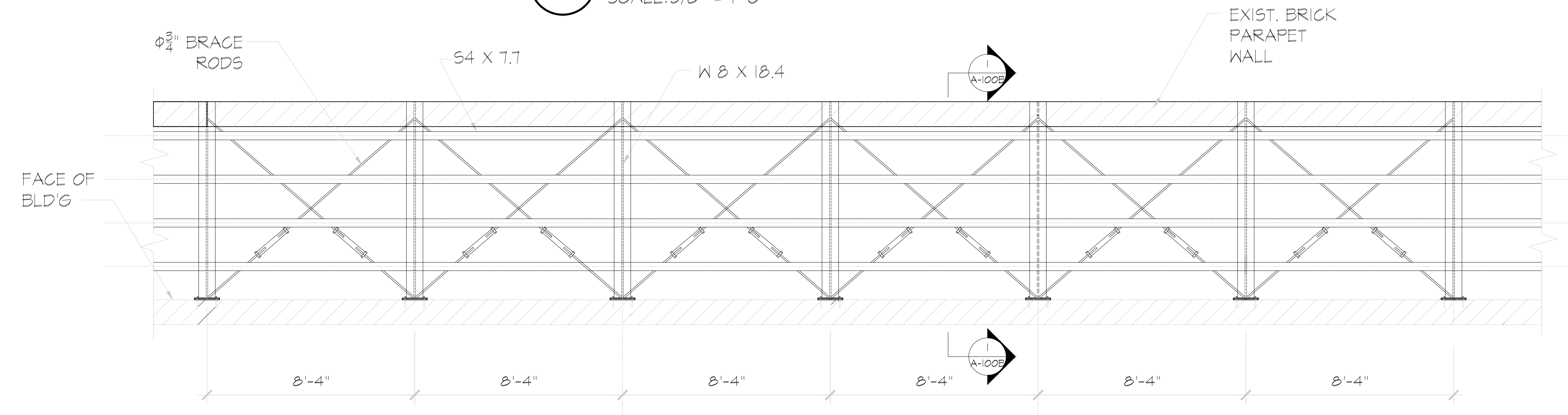
ADDENDUM II,
 REVISED DWG. 5/7/2026

FOR CONTRACTOR- ADDENDUM II	05.07.2026
FOR REVIEW	03.30.26
Rev. To	Qty. Date
ISSUE	
SITE PLAN & PROTECTION PLAN	
406 WEST 31ST STREET NEW YORK, NY 10001	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455
DWG BY: DRS	SCALE: AS NOTED
	PAGE 3 OF 3

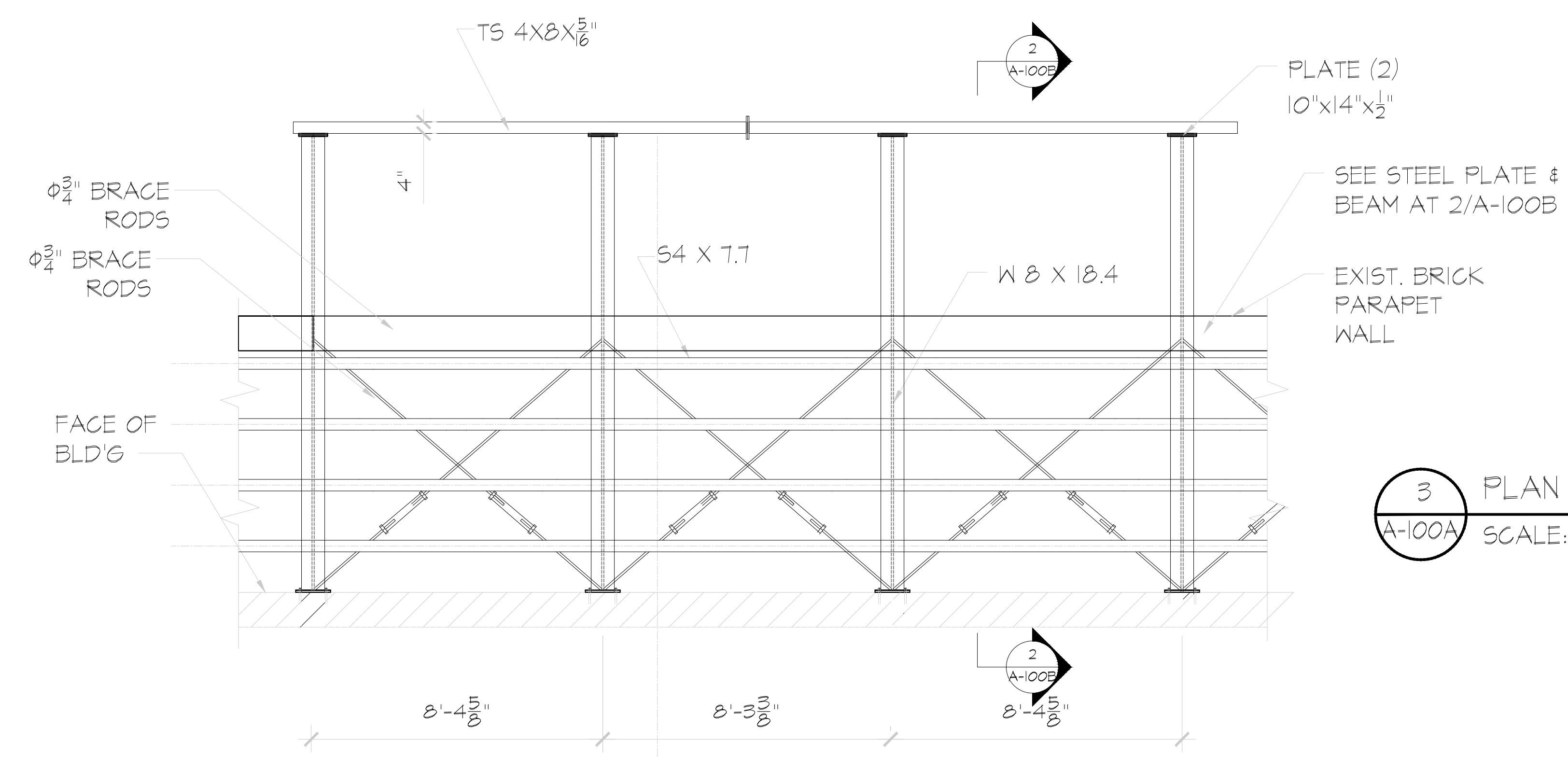
A100C



1 PLAN VIEW OF PLATFORM @ AREA C
A-100A SCALE: 3/8" = 1'-0"



2 PLAN VIEW OF PLATFORM @ AREA: A
A-100A SCALE: 3/8" = 1'-0"



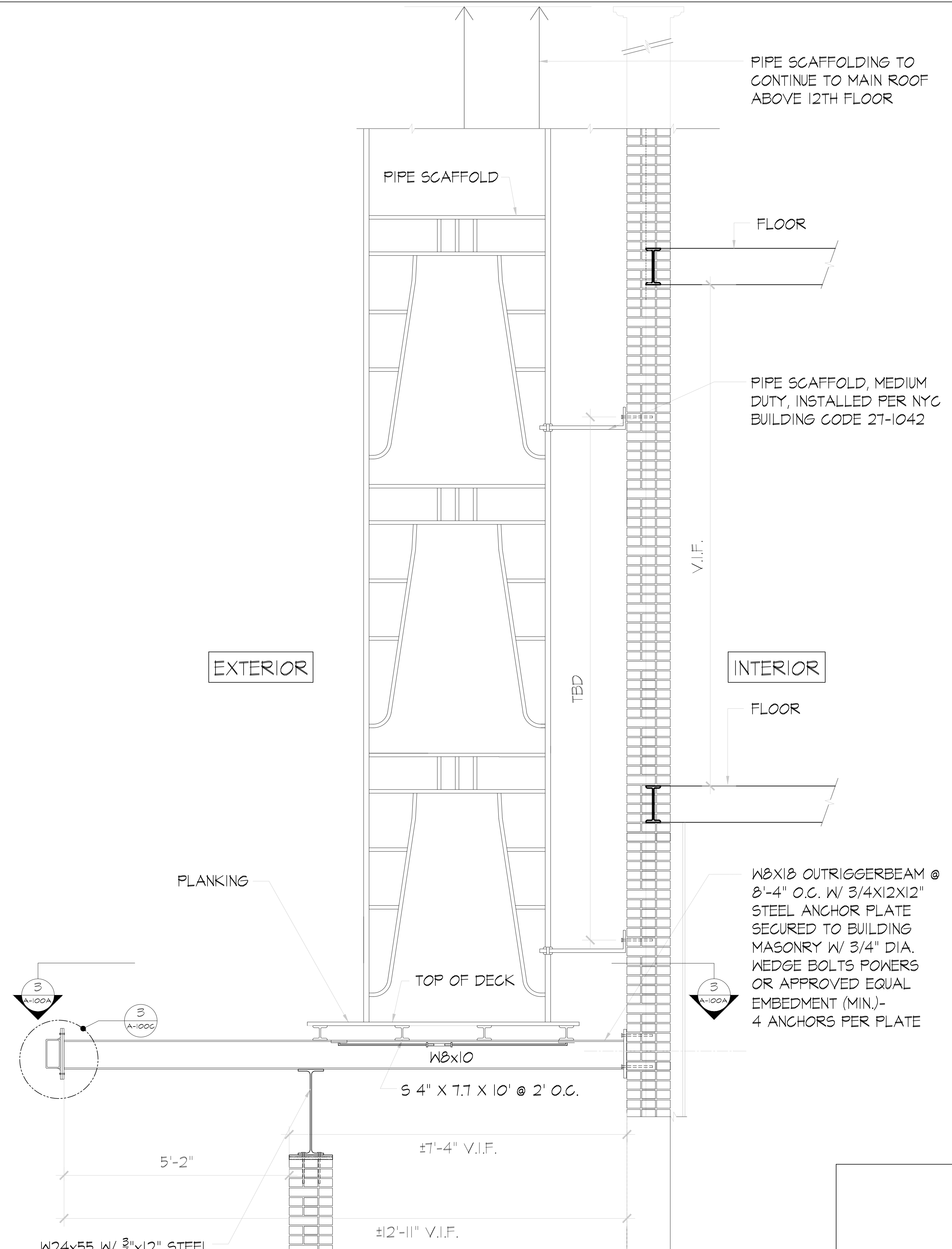
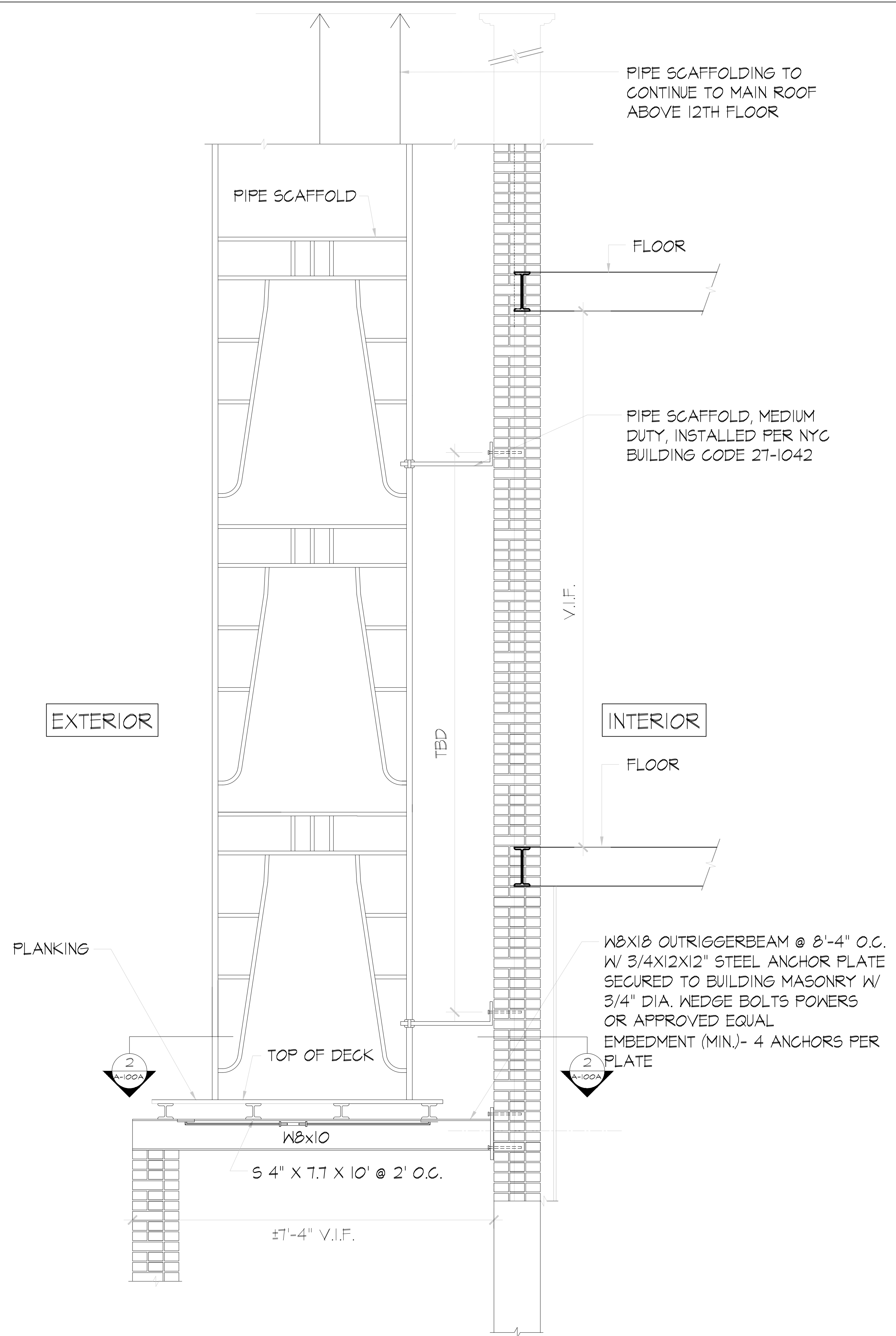
3 PLAN VIEW OF PLATFORM @ BALCONIES: AREAS: B
A-100A SCALE: 3/8" = 1'-0"

ADDENDUM II,
NEW DWG. 5/7/2026

FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
Rev. To	Qty. Date

ISSUE
ENGINEERING PLATFORM
PLAN VIEW
406 WEST 31ST STREET
NEW YORK, NY 10001

ENGINEER	ARCHITECTS	A-100A00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, 5TH FLOOR NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 4 OF 17



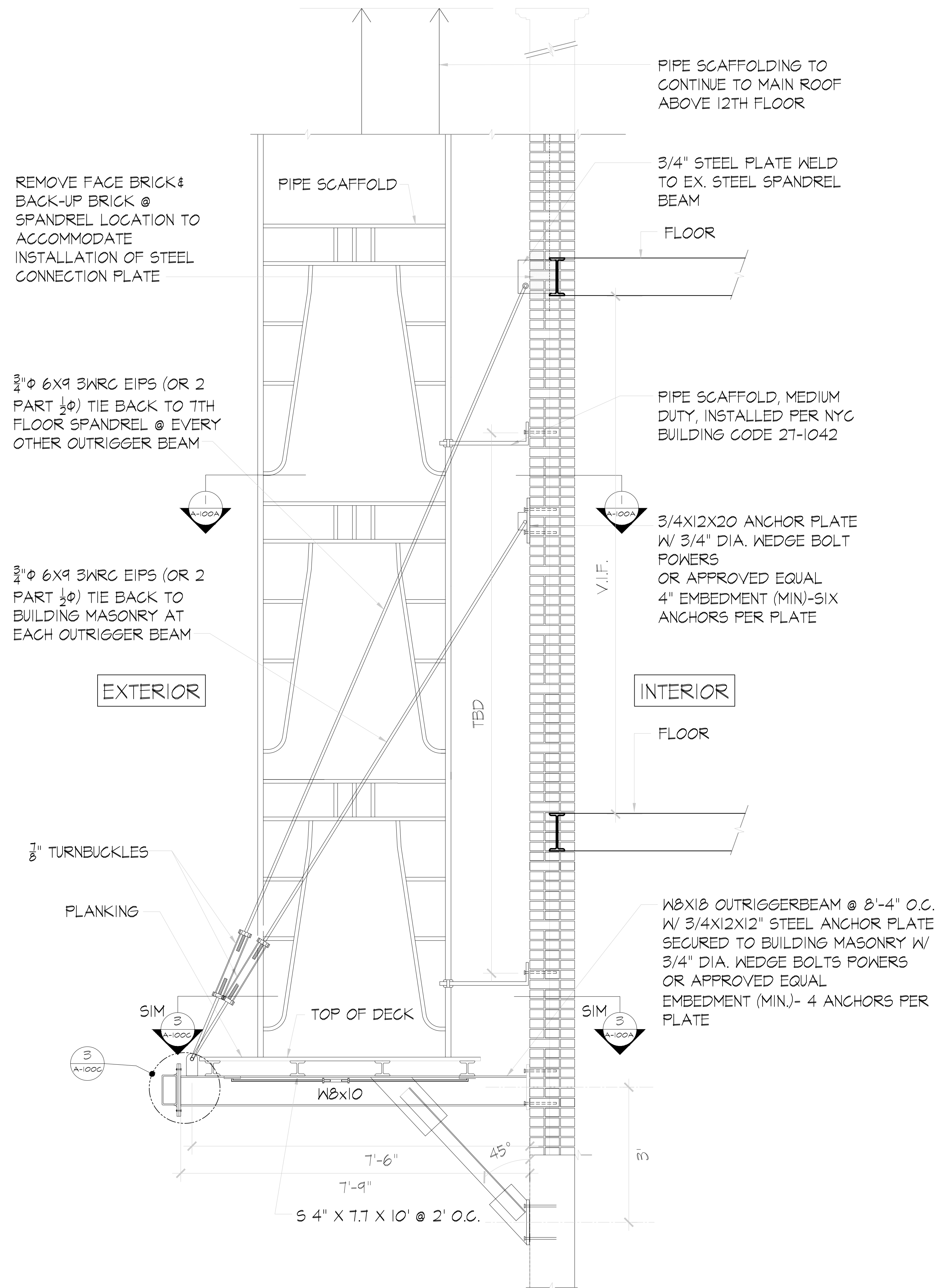
1 SECTION OF PLATFORM @ AREA A
A-100B SCALE: 3/4" = 1'-0"

2 SECTION OF PLATFORM @ AREAS: B
A-100B SCALE: 3/4" = 1'-0"

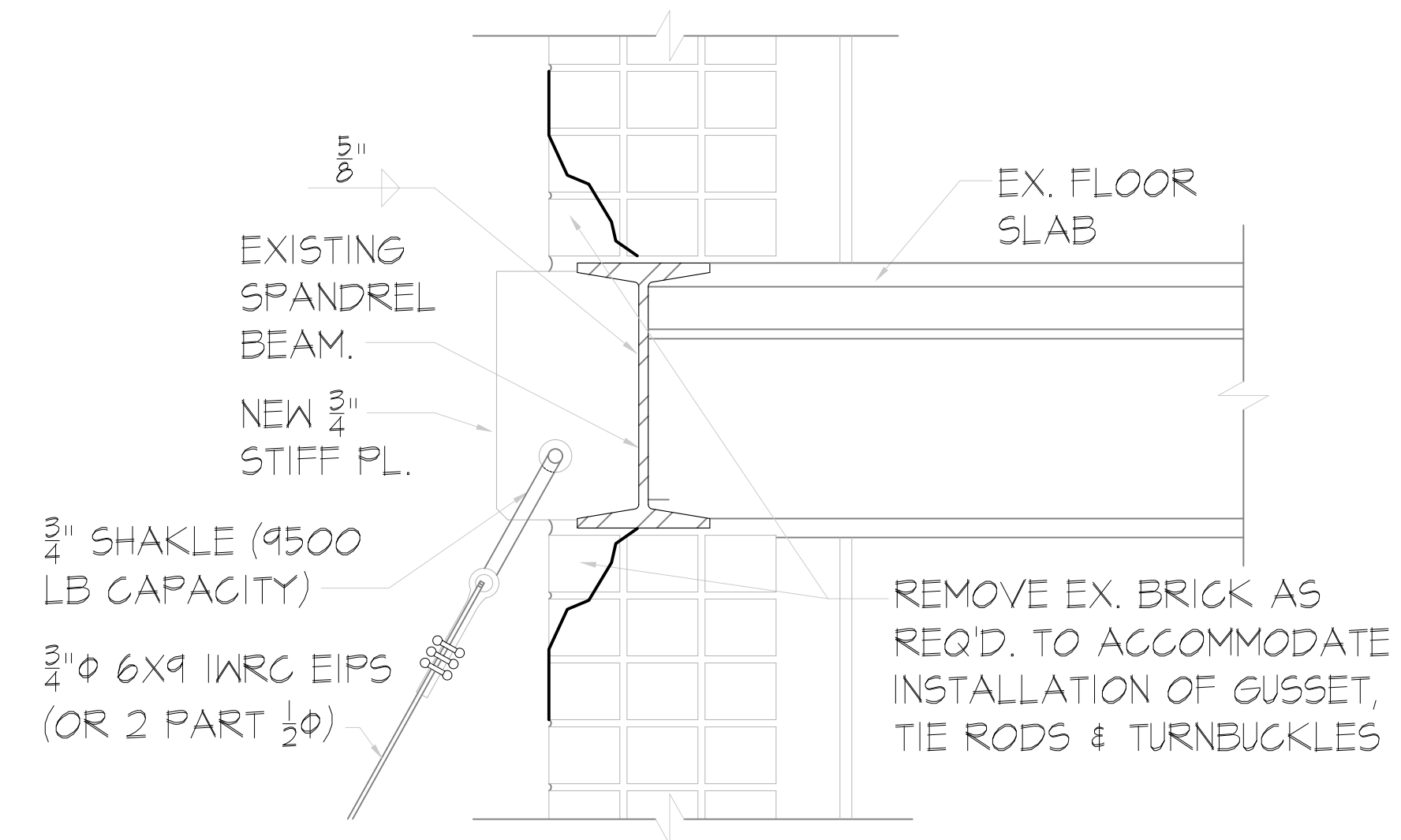
ADDENDUM II,
NEW DWG. 5/7/2026

FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
Rev. To	Qty. Date
ISSUE	
ENGINEERING PLATFORM SECTIONS	
406 WEST 31ST STREET NEW YORK, NY 10001	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455
DWG BY: DRS	SCALE: AS NOTED PAGE 5 OF 17

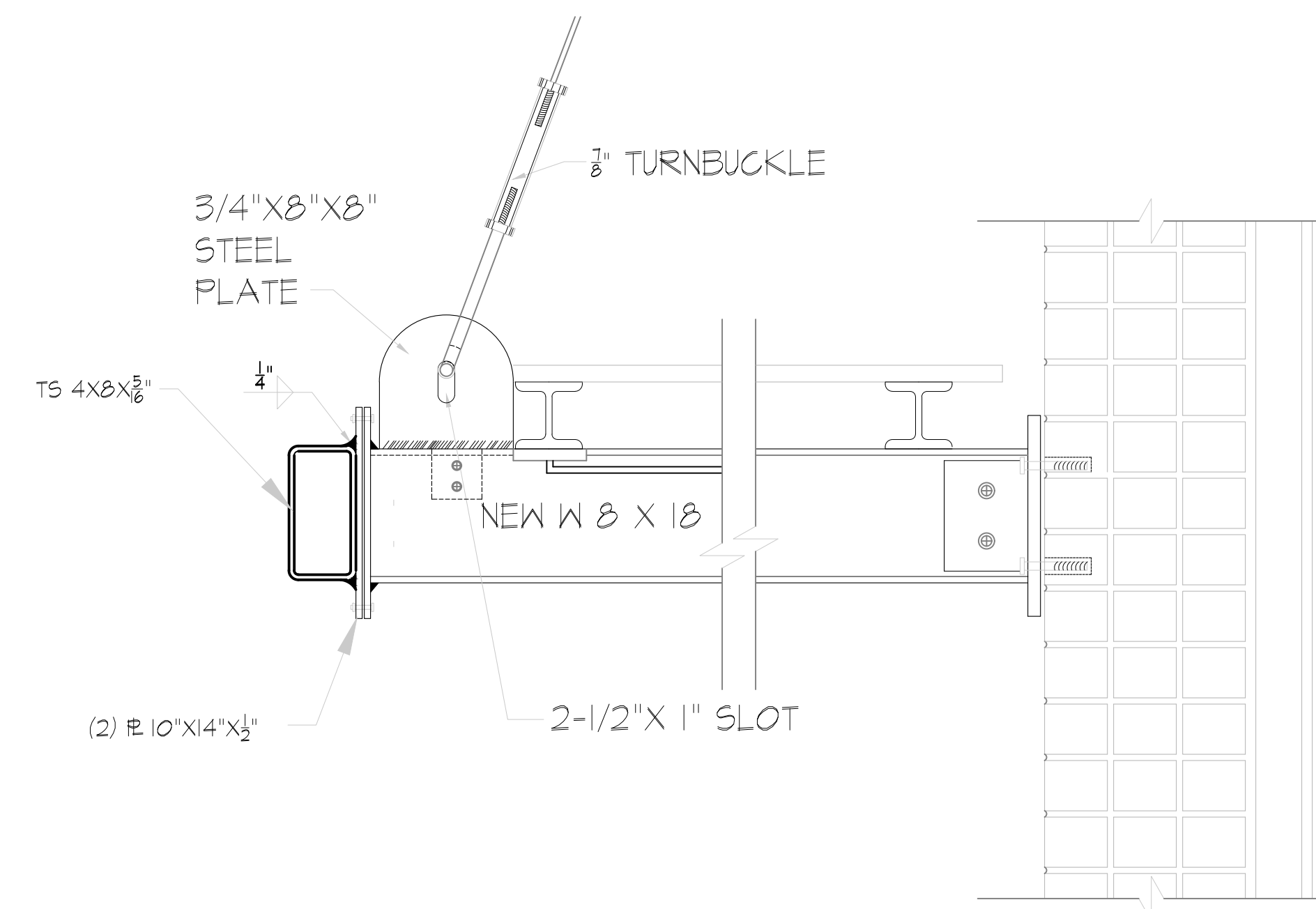
A-100B.00



1 PLAN VIEW OF PLATFORM @ AREAS: C
A-1000 SCALE: 3/4" = 1'-0"



2 SECTION AT PLATFORM CONNECTION TO WALL
A-1000 SCALE: 1-1/2" = 1'-0"



3 SECTION AT SPANDREL BEAM CABLE TIE BACK
A-1000 SCALE: 1-1/2" = 1'-0"

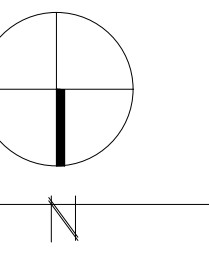
ADDENDUM II,
NEW DWG. 5/7/2026

FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
Rev. To	Qty. Date

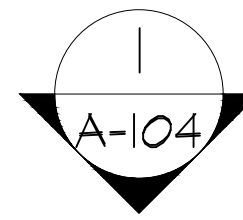
ISSUE
ENGINEERING PLATFORM
SECTION & DETAILS
406 WEST 31ST STREET
NEW YORK, NY 10001

ENGINEER	ARCHITECTS	A-1000.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 6 OF 17

WEST 30 ST STREET



SIDEWALK

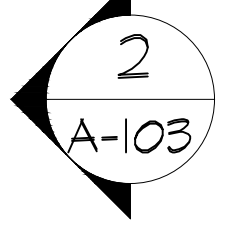
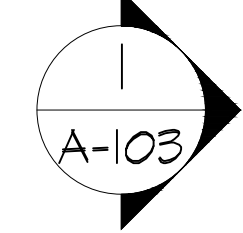


REFER TO DRAWINGS:
A-204 (TYP.)

PARKING LOT

BALCONY TYP. 1

BALCONY TYP. 2



103'

KAUFMAN HALL, 406 WEST 31ST STREET

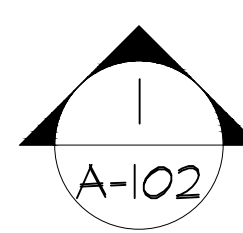
DYER AVE.

ADJACENT BUILDING

SIDEWALK

±245'-1"

52'-0"



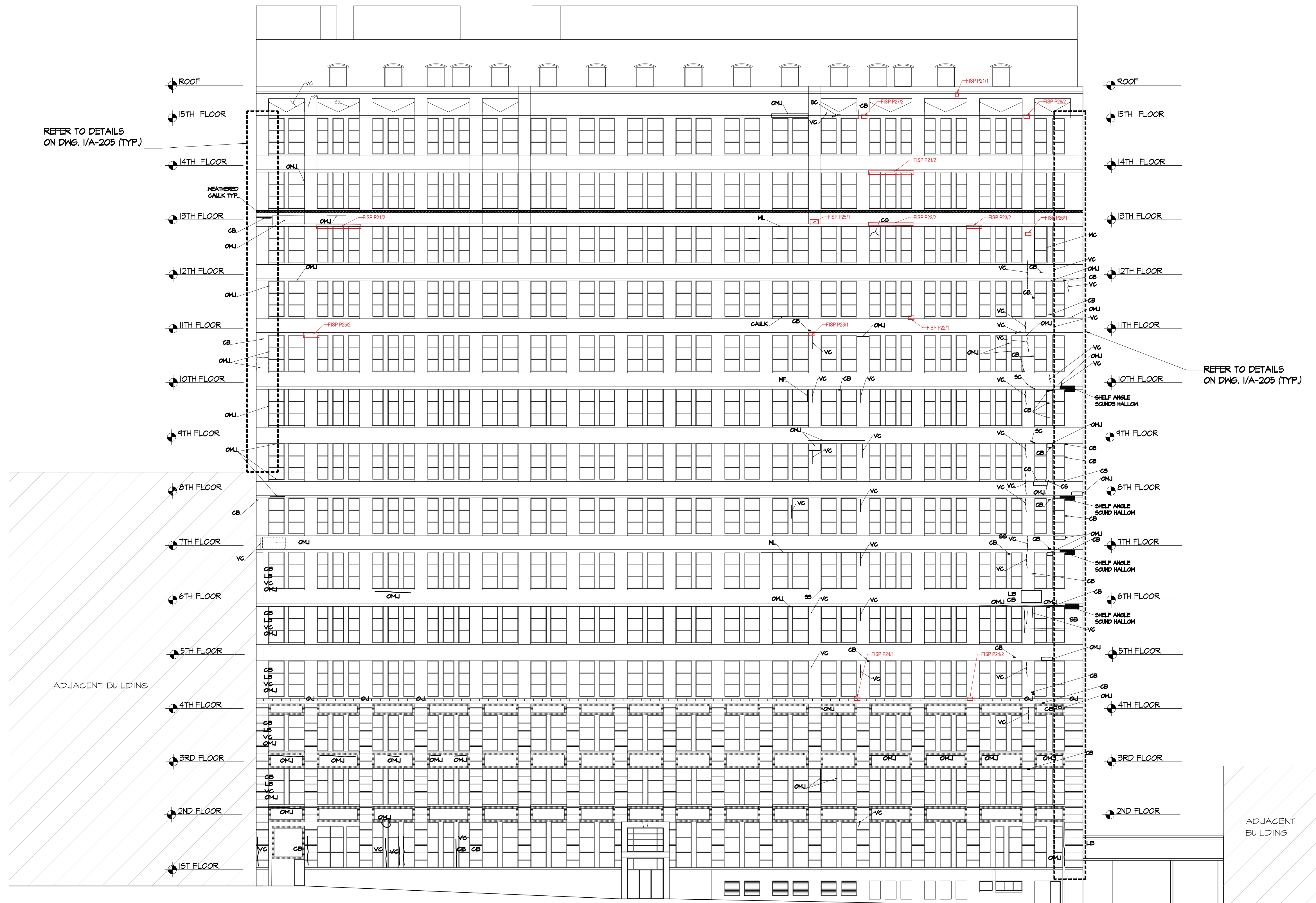
WEST 31 ST STREET

1 ROOF PLAN
A-101 SCALE: 3/32" = 1'-0"

FOR CONTRACTOR- ADDENDUM II		05.01.2026
DOB		03.30.2026
Rev. To	Qty.	Date
ISSUE		
ROOF PLAN		
406 WEST 31ST STREET NEW YORK, NY 10001		
ENGINEER	ARCHITECTS	
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DWG BY: DRS	SCALE: AS NOTED	PAGE 1 OF 17

LEGEND OF DAMAGES

- OMJ - OPEN MORTAR JOINT
- LB - LOOSE BRICK
- SB - SPALLED BRICK
- VC - VERTICAL CRACK
- CB - CRACKED BRICK
- DL - DEFORMED LINTEL
- WC - WINDOW CAULK
- SC - STEP CRACK
- SS - SPALLED SILL



REFER TO DETAILS
ON DWG. 1/A-205 (TYP.)

REFER TO DETAILS
ON DWG. 1/A-205 (TYP.)

ADJACENT BUILDING

ADJACENT BUILDING

1 NORTH ELEVATION
A-102 SCALE: 1/16"=1'-0"

FOR CONTRACTOR- ADDENDUM II		05.07.2026
DOB		05.30.2026
Rev. To	Qty.	Date
ISSUE		
NORTH ELEVATION		
406 WEST 31ST STREET NEW YORK, NY 10001		
ENGINEER	ARCHITECTS	
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 8 OF 17

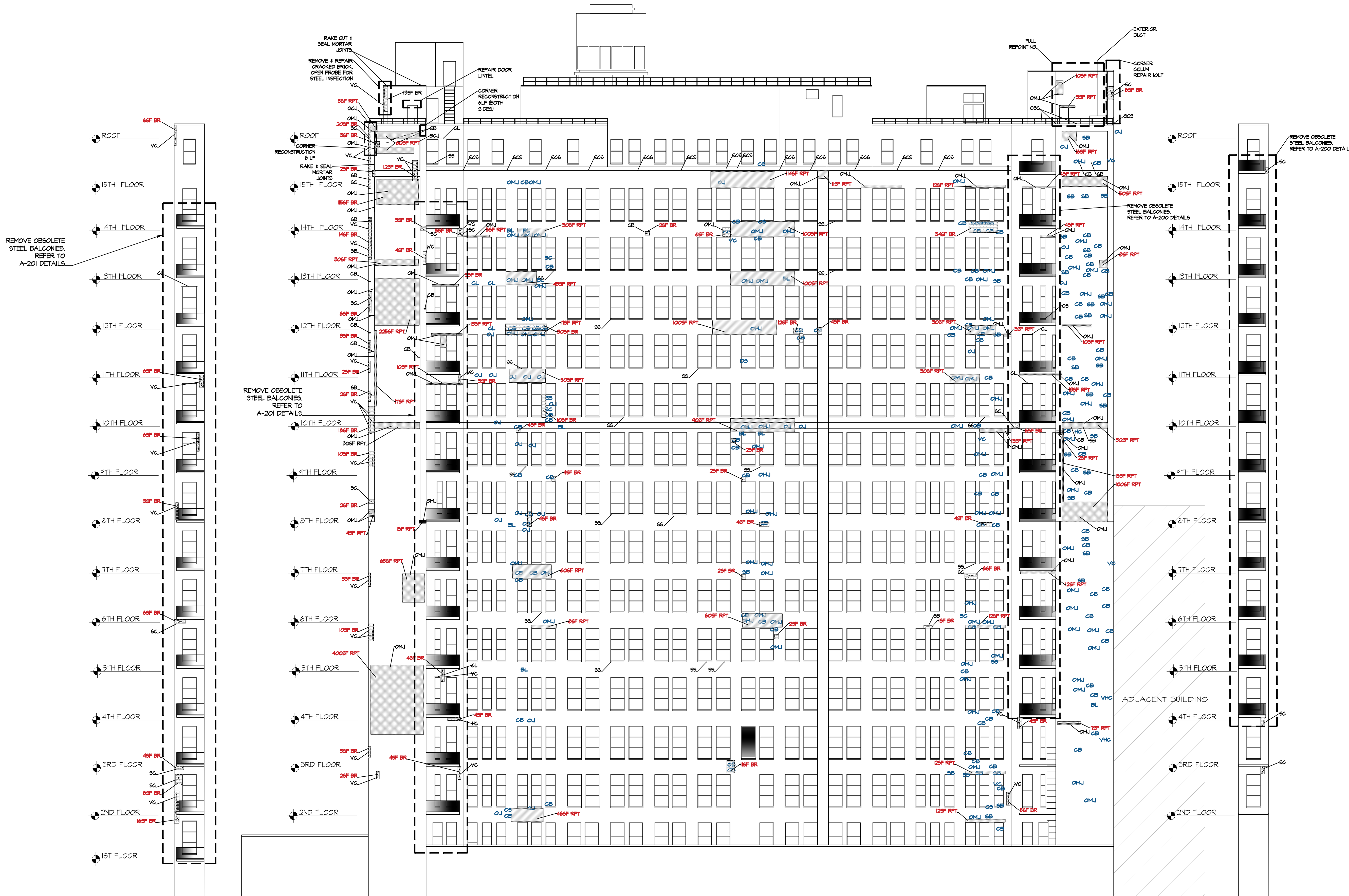
A-102.00

LEGEND OF DAMAGES

- OMJ - OPEN MORTAR JOINT
- OCJ - OPEN CAULKING JOINT
- OJ - OPEN JOINT
- LB - LOOSE BRICK
- SB - SPALLED BRICK
- VC - VERTICAL CRACK
- HC - HORIZONTAL CRACK
- CS - CRACKED STUCCO
- PT - POINTING
- SC - SPALLED COPING
- LR - LINTEL REPLACEMENT
- SS - SPALLED SILL
- SCS - SPALLED COPING STONE

REPAIRS

- RPT - RE-POINTING
- BR - BRICK REPLACEMENT



SOUTH-WEST BALCONIES ELEVATION

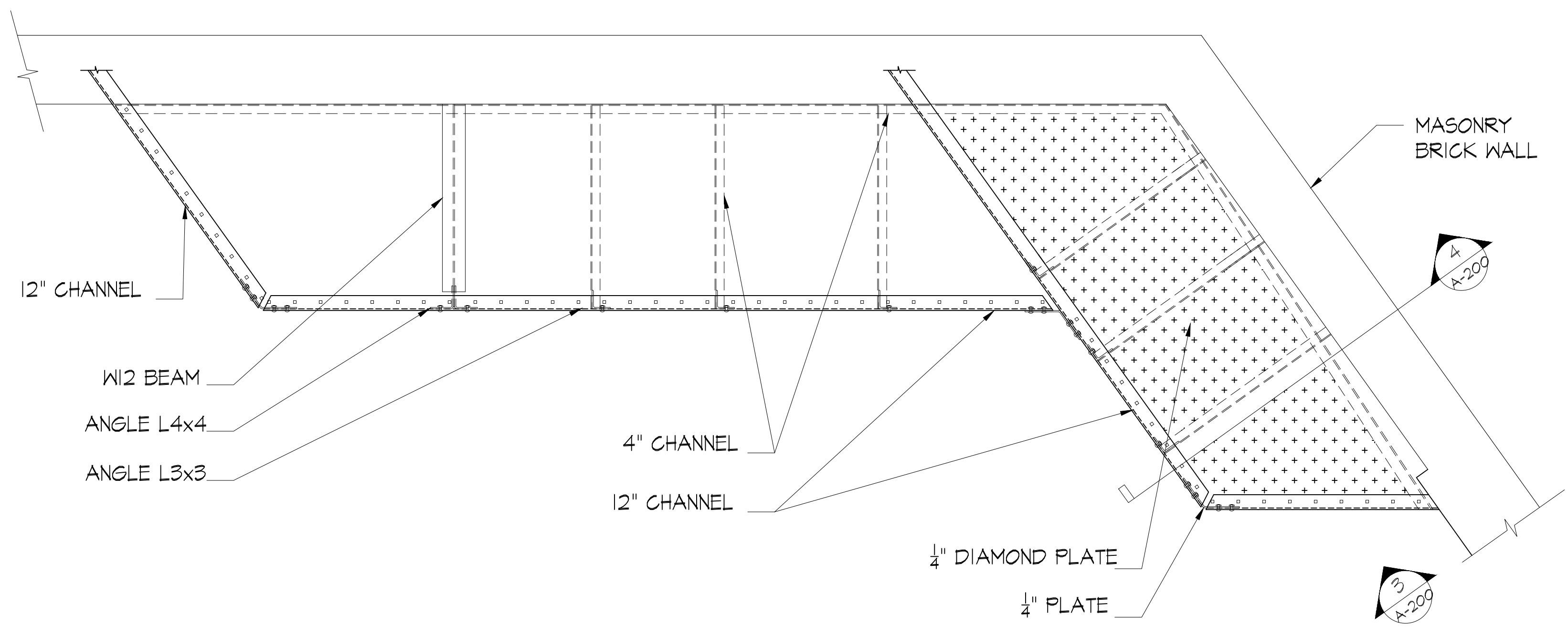
SOUTH-EAST BALCONIES ELEVATION

1 SOUTH ELEVATION
A-104 SCALE: 1/16"=1'-0"

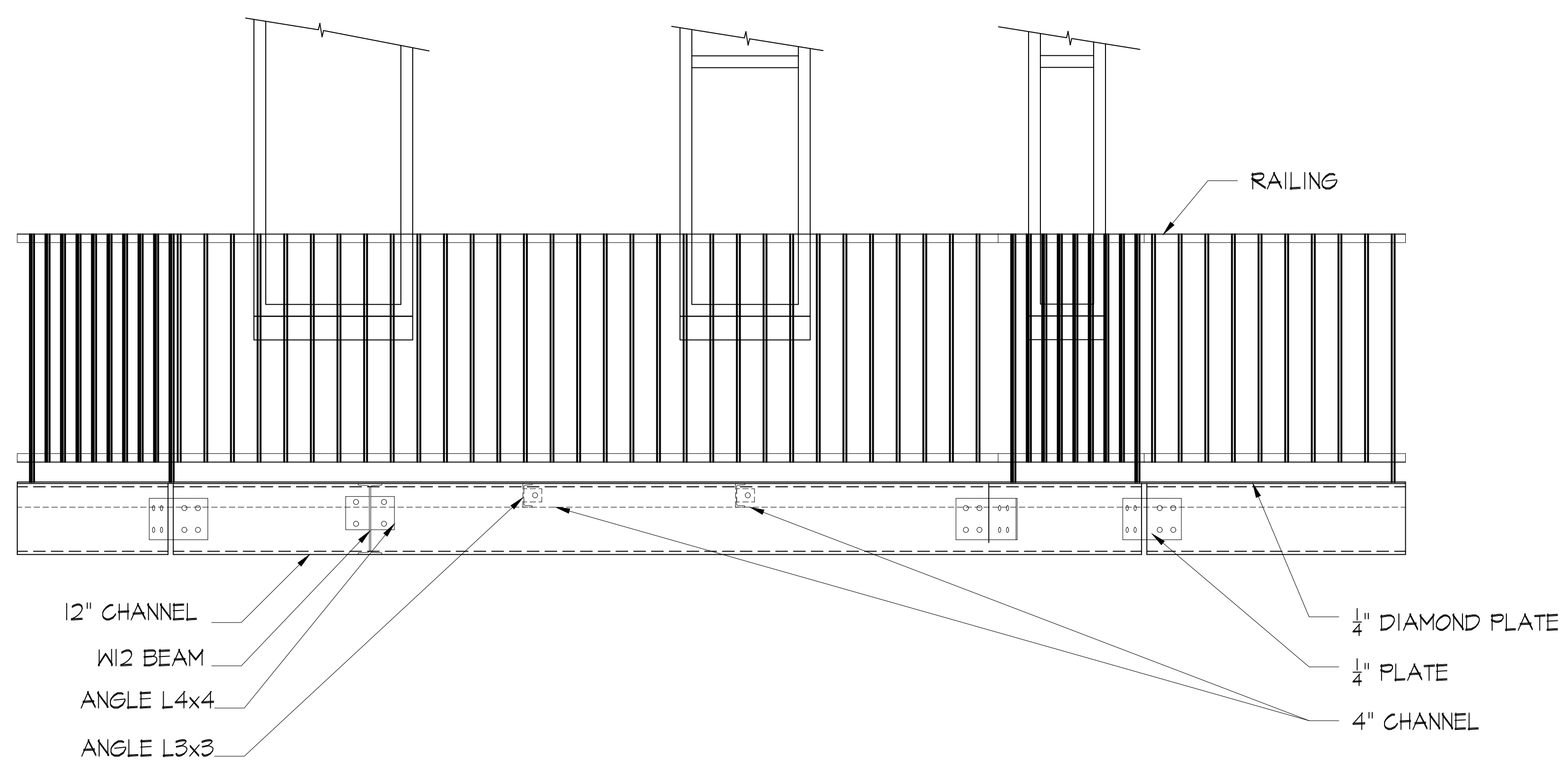
FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
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ISSUE	

SOUTH ELEVATION
406 WEST 31ST STREET
NEW YORK, NY 10001

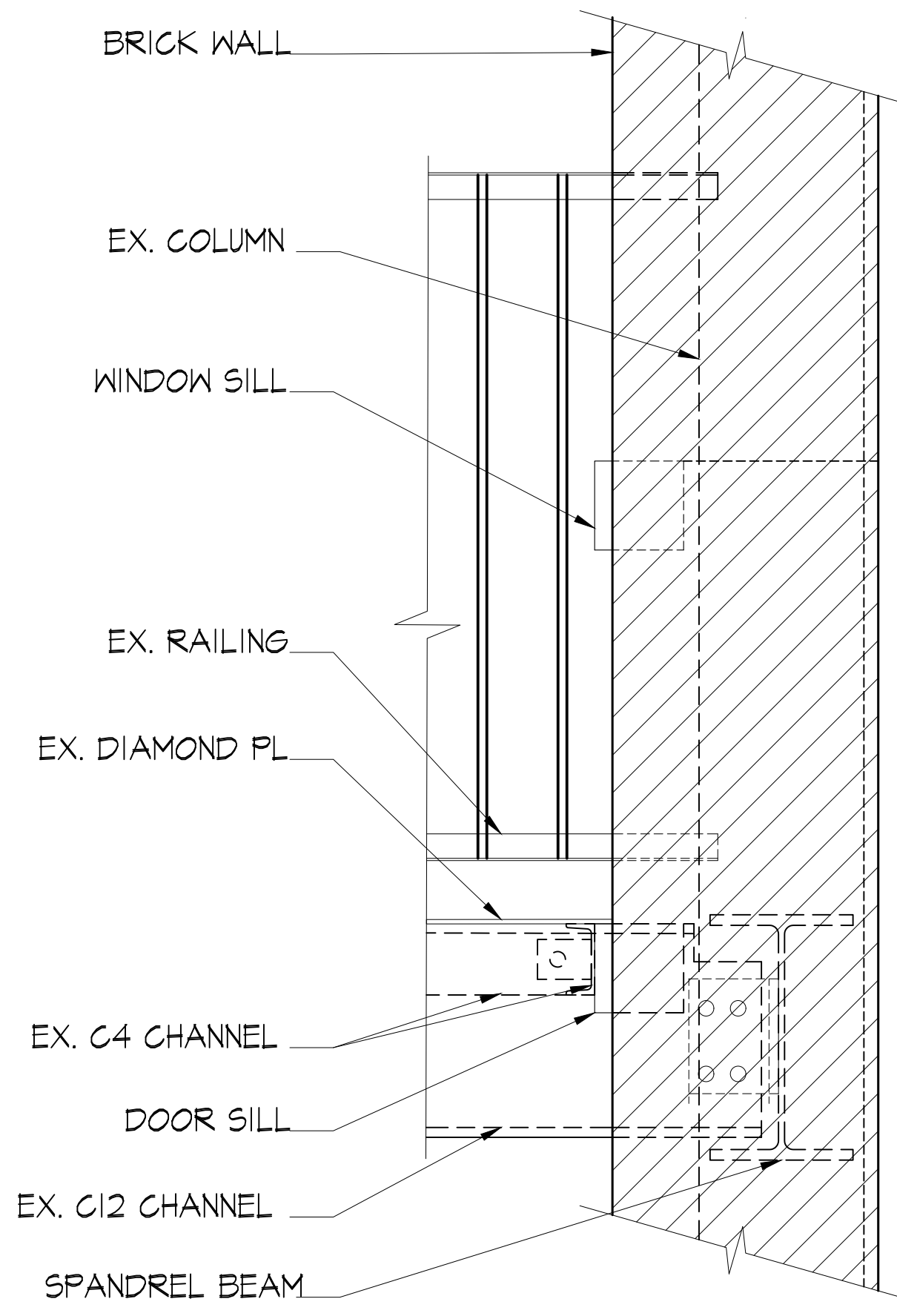
ENGINEER	ARCHITECTS	A-104.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 10 OF 17



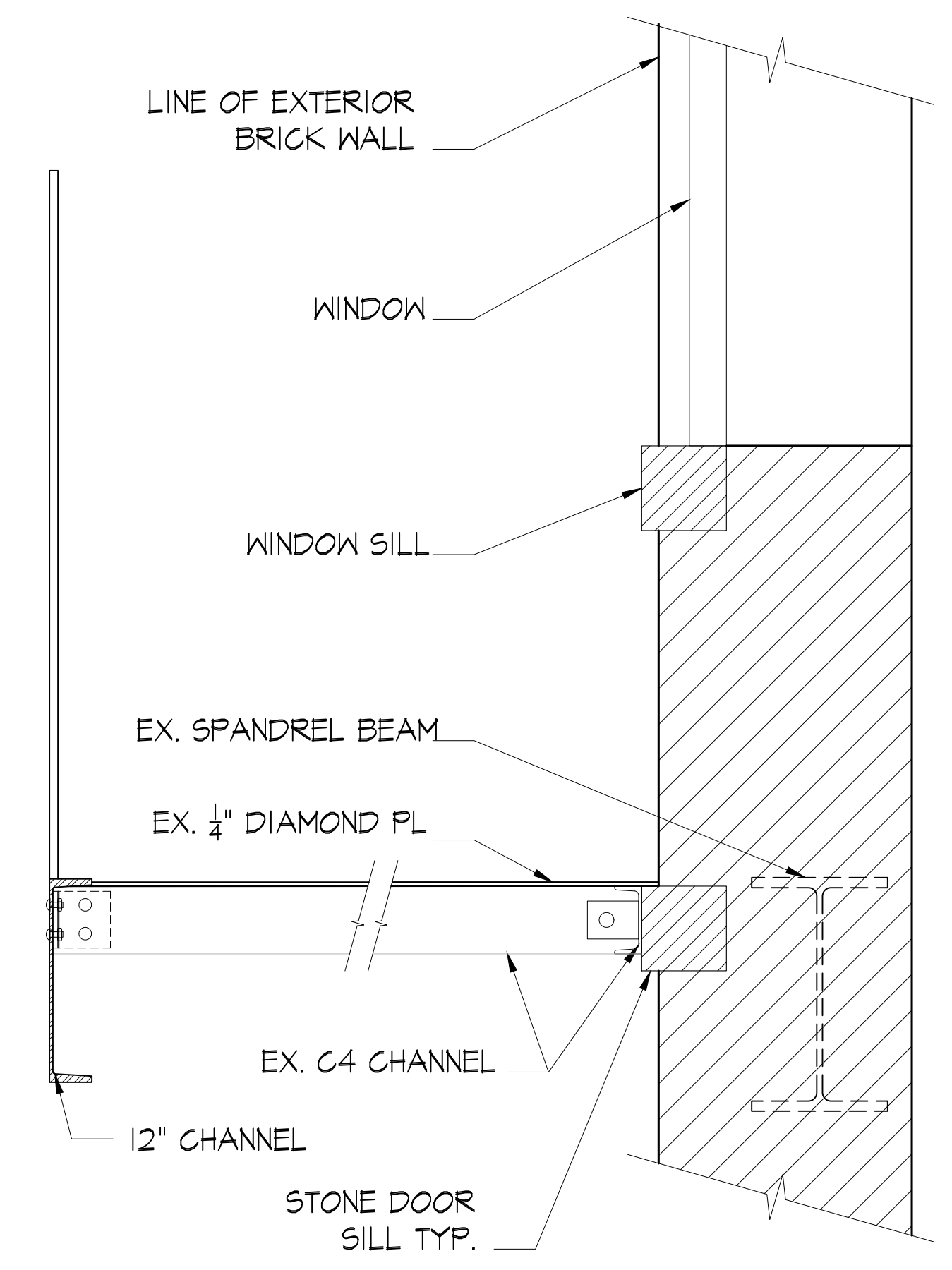
1 PLAN- BALCONY TYP, 1 (SOUTH EAST) - EXIST. CONDITIONS
A-200 SCALE: 3/4" = 1'-0"



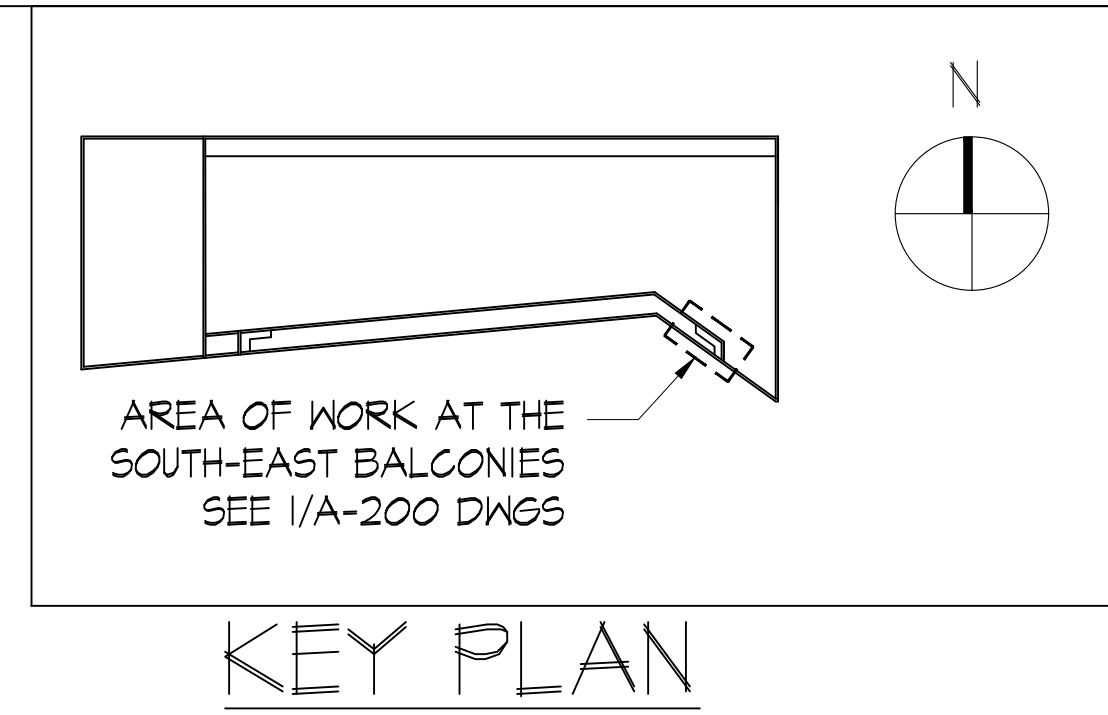
2 ELEVATION, BALCONY TYP, 1 (SOUTH EAST) - EXISTING CONDITIONS
A-200 SCALE: 3/4" = 1'-0"



3 EX. BALCONY TYP, 1 (EAST) - DETAIL
A-200 SCALE: 1-1/2" = 1'-0"

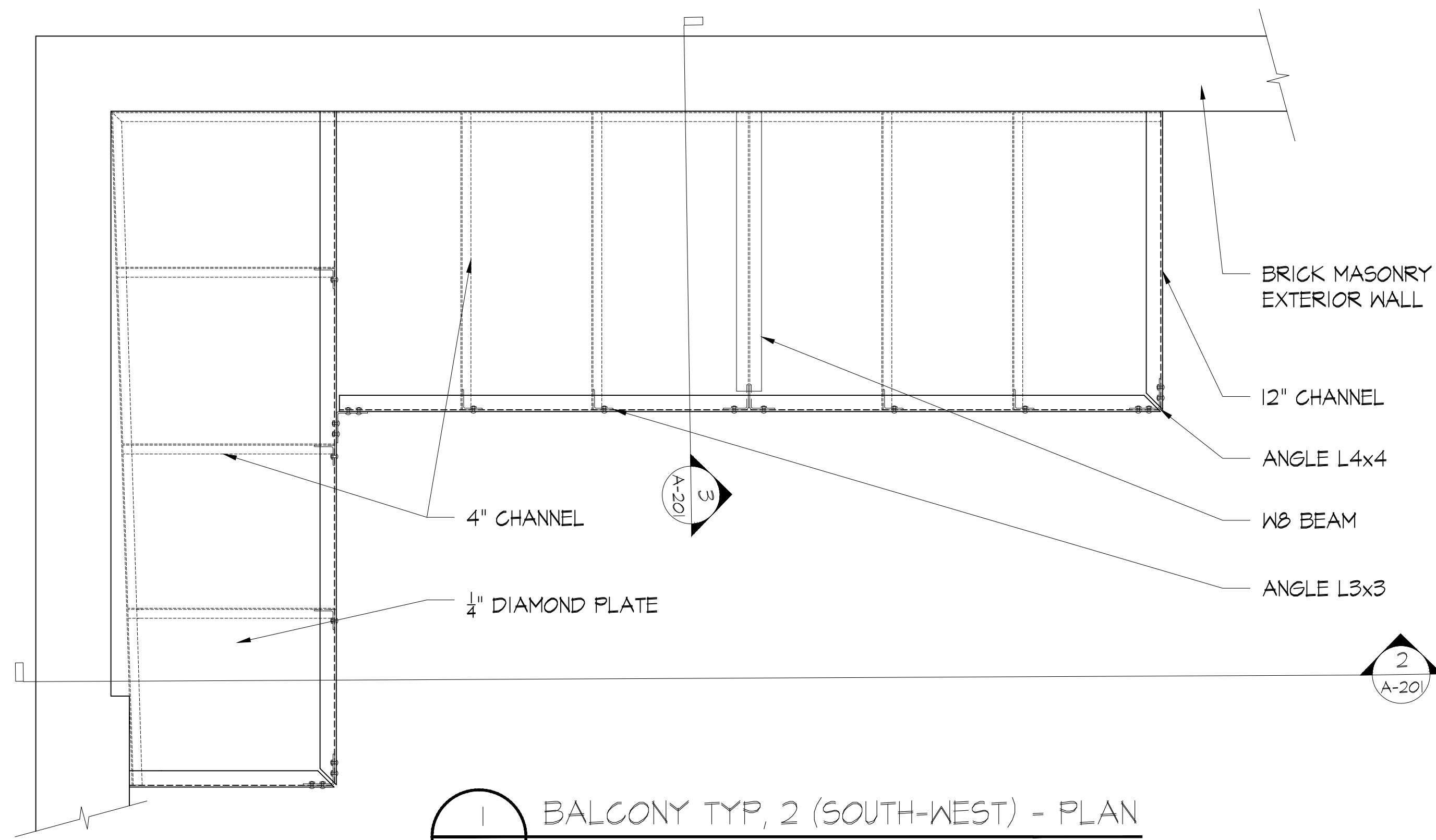


4 EX. BALCONY TYP, 1 (EAST) - SECTION
A-200 SCALE: 1-1/2" = 1'-0"

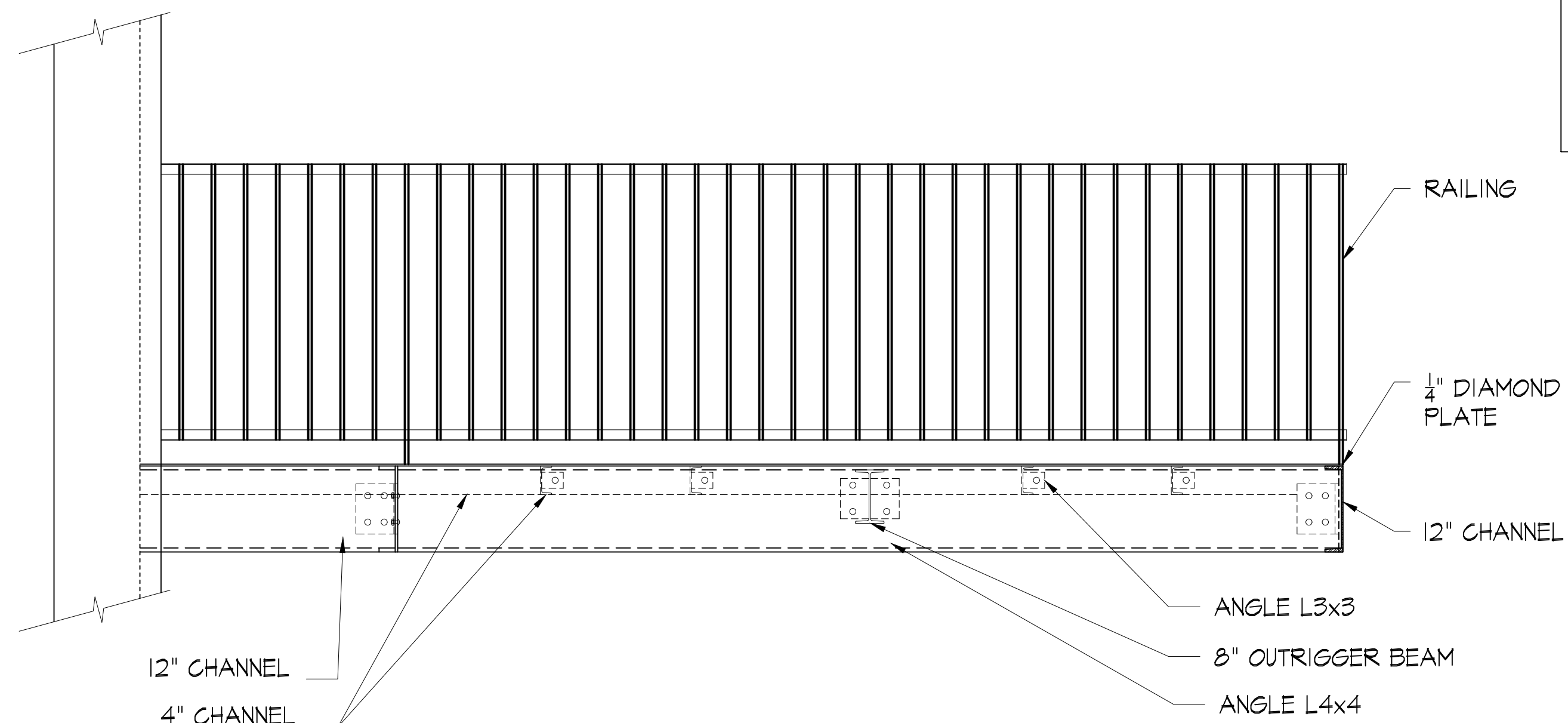


SCOPE OF WORK:
 1. REMOVE EXISTING OBSOLETE STEEL BALCONIES, INCLUDING ALL STRUCTURAL MEMBERS, DIAMOND PLATE, PATCHING SURFACES & RAILINGS. REFER TO A-201 FOR EXTERIOR WALL REPAIR DETAILS

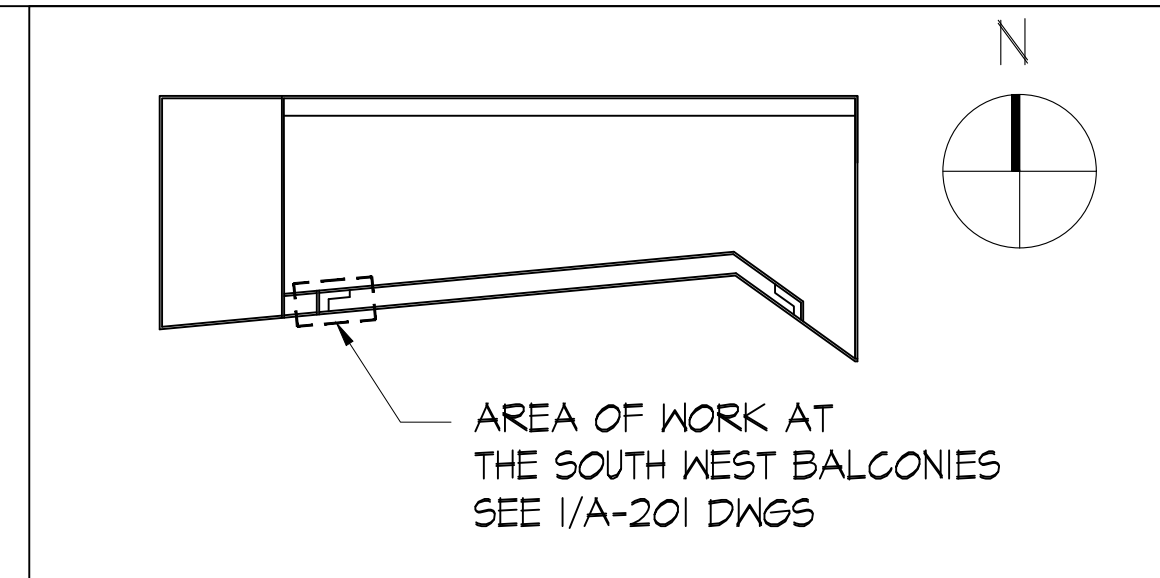
FOR CONTRACTOR- ADDENDUM II		05.07.2026
DOB		03.30.2026
Rev.	To	Qty. Date
ISSUE		
BALCONY TYP I AT THE SOUTH FACADE		
406 WEST 31ST STREET NEW YORK, NY 10001		
ENGINEER	ARCHITECTS	
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 21TH STREET, 5TH FLOOR NEW YORK, NY 10001; TEL: (212) 242-2455	A-200.00
DWG BY: AC	SCALE: AS NOTED	PAGE 11 OF 11



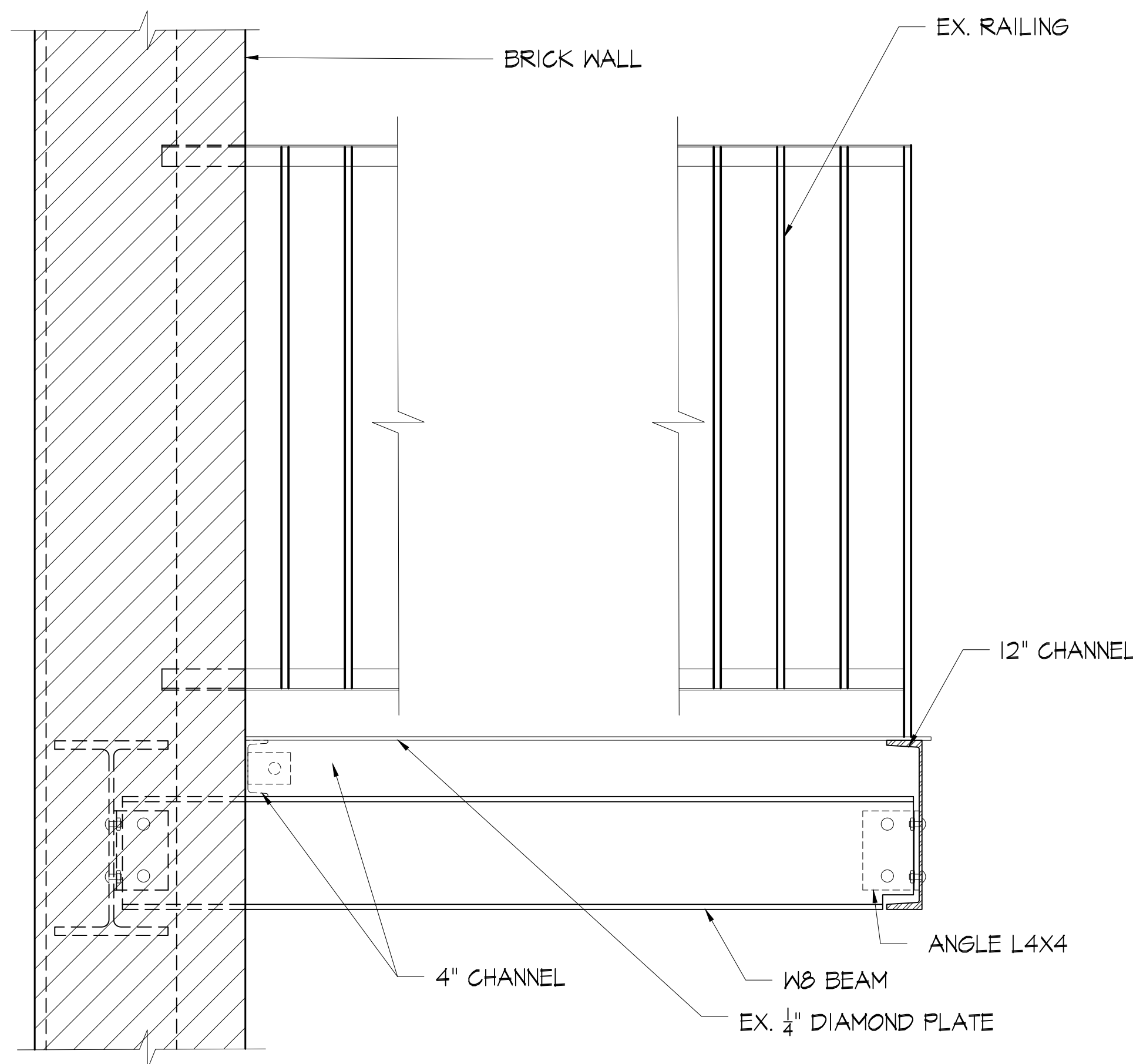
1 BALCONY TYP, 2 (SOUTH-WEST) - PLAN
A-20/1 SCALE: 3/4" = 1'-0"



2 BALCONY TYP, 2 (SOUTH-WEST) - ELEVATION
A-20/2 SCALE: 3/4" = 1'-0"



KEY PLAN

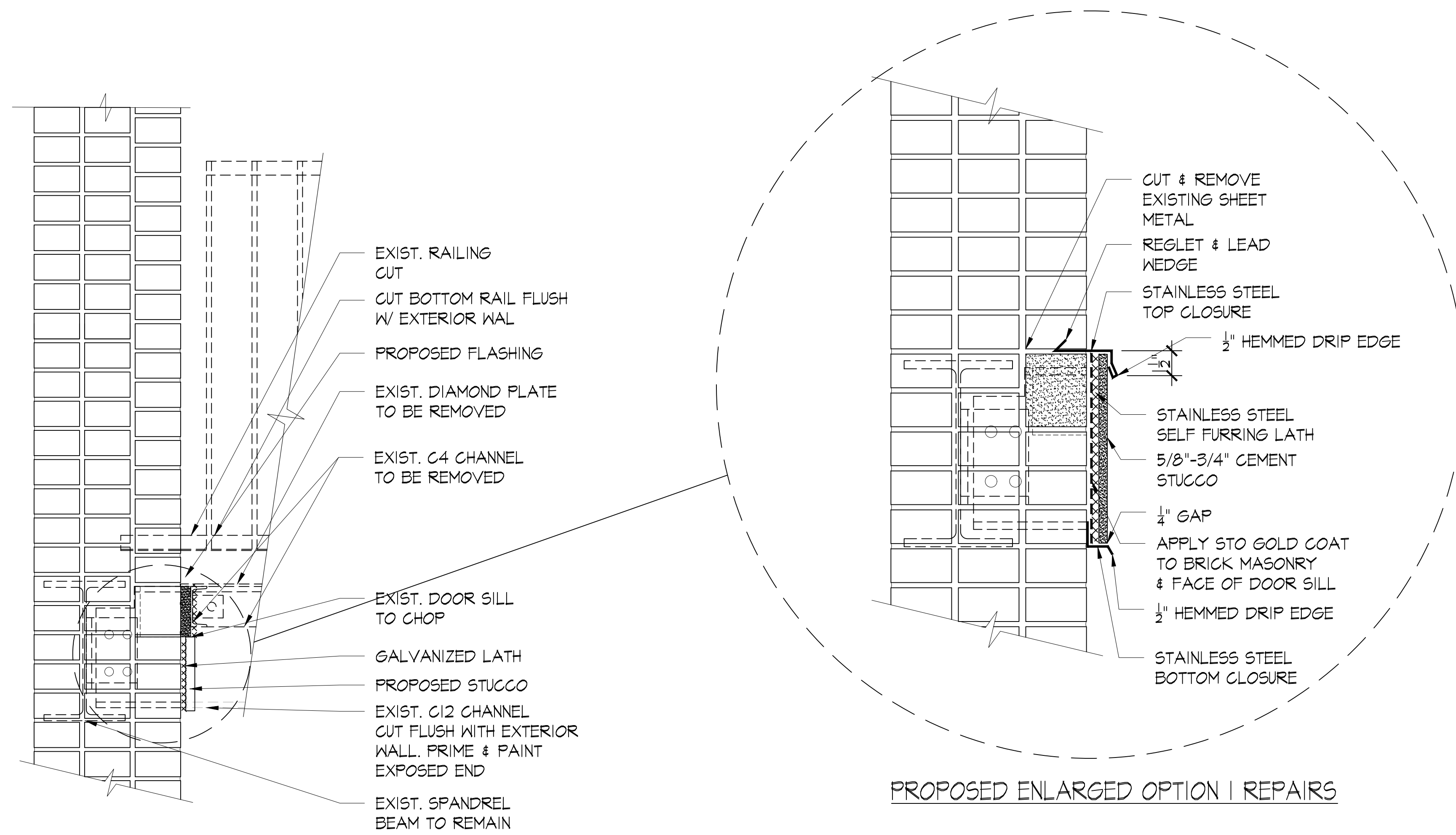


3 BALCONY TYP, 2 (SOUTH-WEST) - SECTION
A-20/3 SCALE: 1 1/2" = 1'-0"

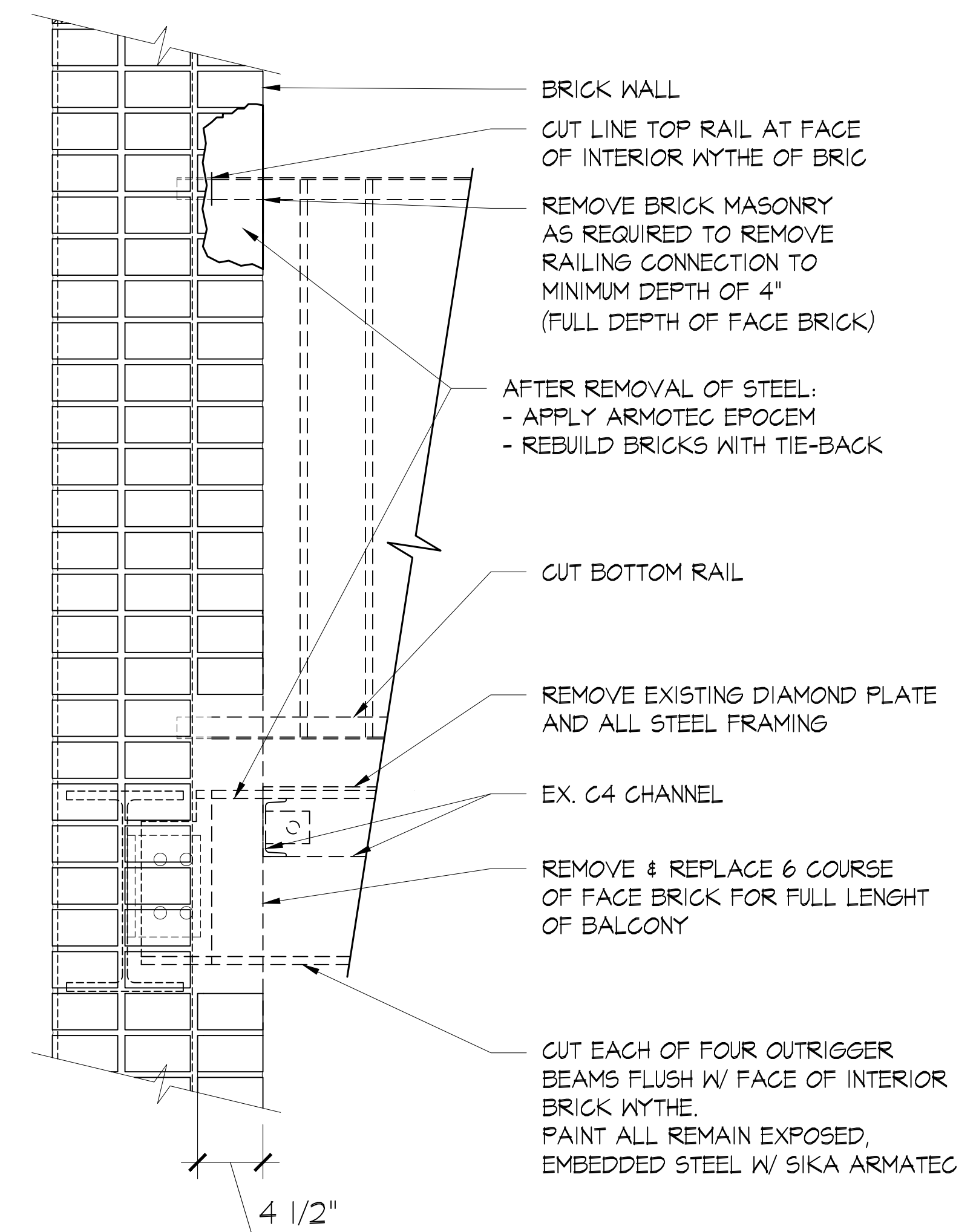
FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	05.30.2026
Rev. To	Qty. Date

ISSUE
BALCONY TYPE 2
SECTION AT THE SOUTH FACADE
406 WEST 31ST STREET
NEW YORK, NY 10001

ENGINEER	ARCHITECTS	A-201.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 12 OF 17



PROPOSED ENLARGED OPTION 1 REPAIRS



2 TYP BALCONY REMOVAL DETAIL. - OPTION 2
A-202 SCALE: 1 1/2" = 1'-0"

1 TYP BALCONY REMOVAL DETAIL. - OPTION 1- FLUSH CUT STEEL REMAINS
A-201 SCALE: 1 1/2" = 1'-0"

	FOR CONTRACTOR- ADDENDUM II		05.07.2026
	DOB		05.30.2026
Rev.	To	Qty.	Date
ISSUE			
PROPOSED BALCONY REPAIRS- OPTION 1 & 2			
406 WEST 31ST STREET NEW YORK, NY 10001			
ENGINEER	ARCHITECTS		
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455		A-202.00
DWG BY: DRS	SCALE: AS NOTED	PAGE 13 OF 17	

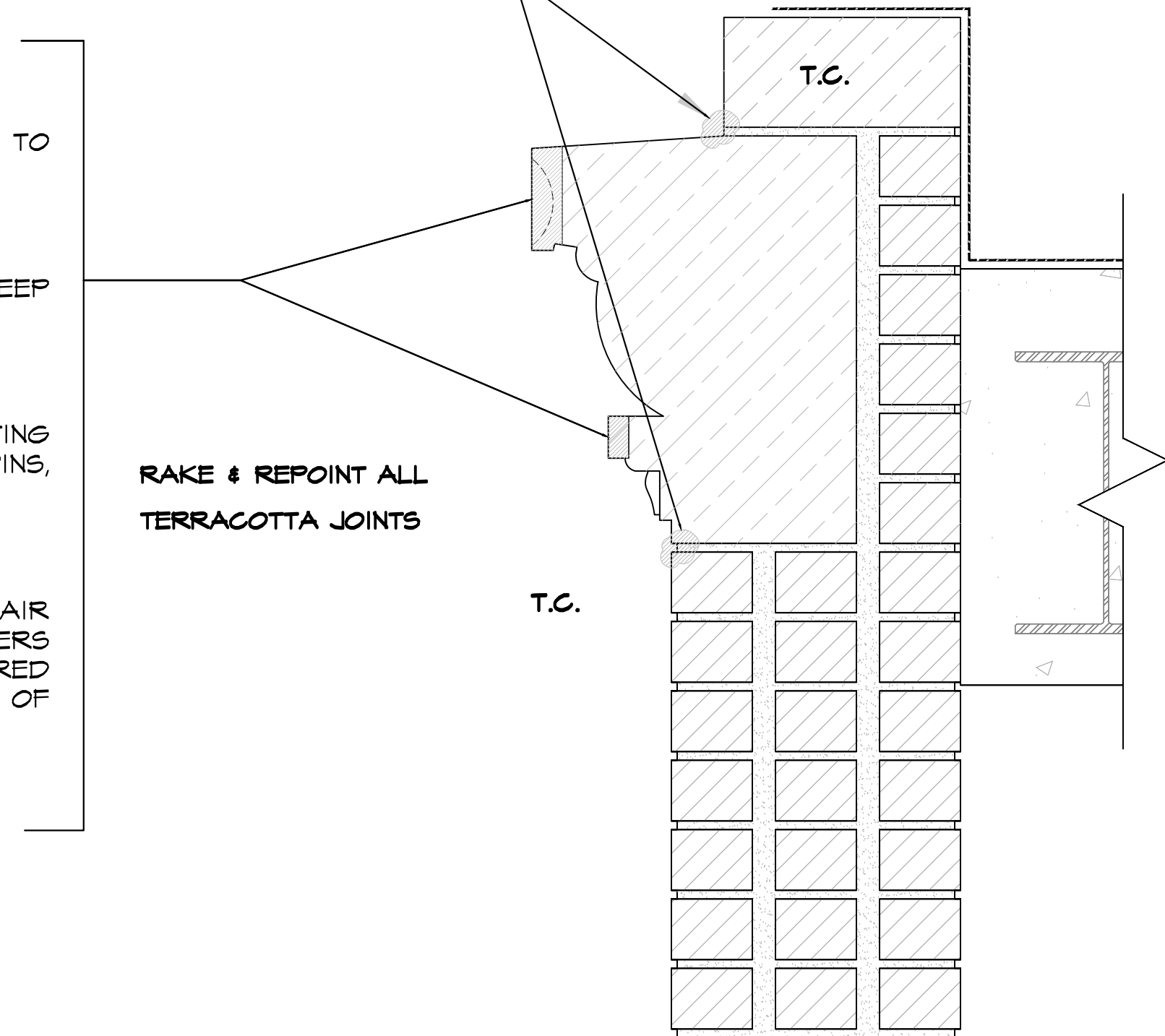
TERRACOTTA REPAIR

1. REMOVE EX. LOOSE MATERIAL DOWN TO SOUND, UNWEATHERED MATERIAL
2. CUT SQUARE PITCH W/MIN. 1" DEEP SHOULDERS AT ALL EDGES.
3. FOR DEEPER PATCHES OR AT PROJECTING ELEMENTS INSTALL 1/4"Ø S.S. THREADED PINS, SET IN ANCHORING CEMENT, 3" SPACING.
4. APPLY SPECIFIED PROPRIETARY REPAIR MORTAR IN ACCORDANCE W/ MANUFACTURERS WRITTEN INSTRUCTIONS. PROFILE AS REQUIRED TO RESTORE ORIGINAL DEFINITION OF COMPONENTS.

RAKE & REPOINT ALL TERRACOTTA JOINTS

RAKE & REPOINT ALL TERRACOTTA JOINTS

T.C.



3/4" TO 1"
EXISTING SOUND MORTAR
MORTAR TO BE CLEANED OUT TO A UNIFORM DEPTH - APPROXIMATELY 3/4" TO 1" DEEP UNDAMAGED BRICK EDGES

CORRECT MORTAR JOINT PREPARATION

JOINTS TOOLED TO SLIGHT RECESS

MAINTAIN JOINT THICKNESS

SIDE VIEW

FRONT VIEW

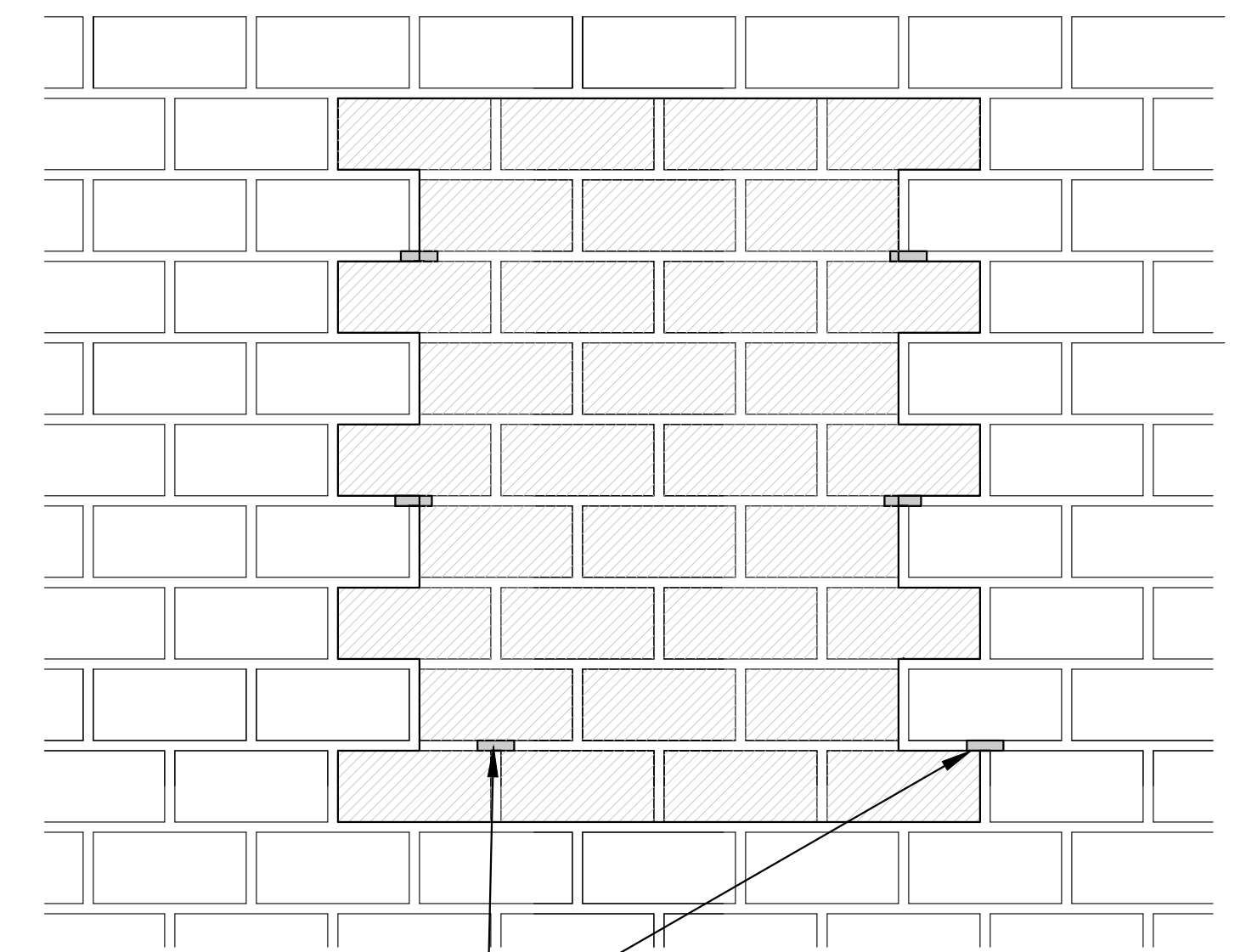
MORTAR JOINT PROFILES

- NOTE:
1. CUT BACK EXISTING MORTAR JOINT A MINIMUM DEPTH OF 3/4" OR UNTIL SOUND, SOLID MORTAR IS REACHED.
 2. DO NOT DAMAGE ADJACENT MASONRY SURFACES.

MORTAR MIXES FOR TUCK POINTING

FOR BRICK MORTAR JOINTS: TYPE N
CEMENT: 1 PART
LIME: 1 PART
SAND: 5 PART

FOR STONE MORTAR JOINTS: TYPE O
CEMENT: 1 PART
LIME: 2 PARTS
SAND: 7 PARTS



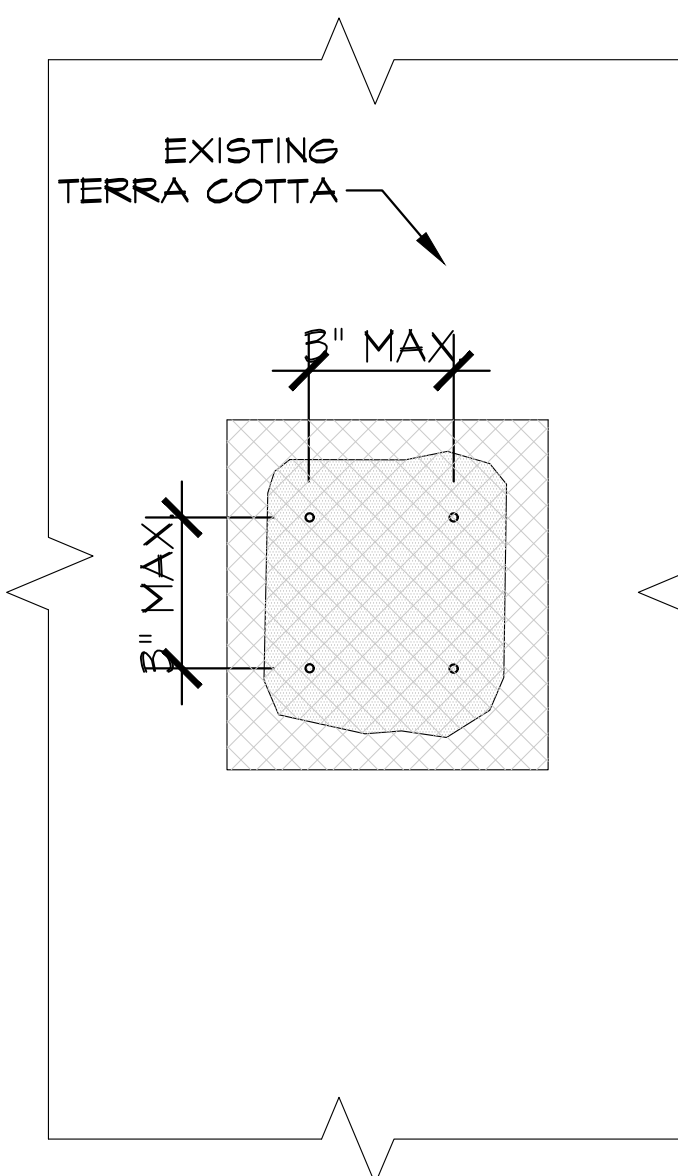
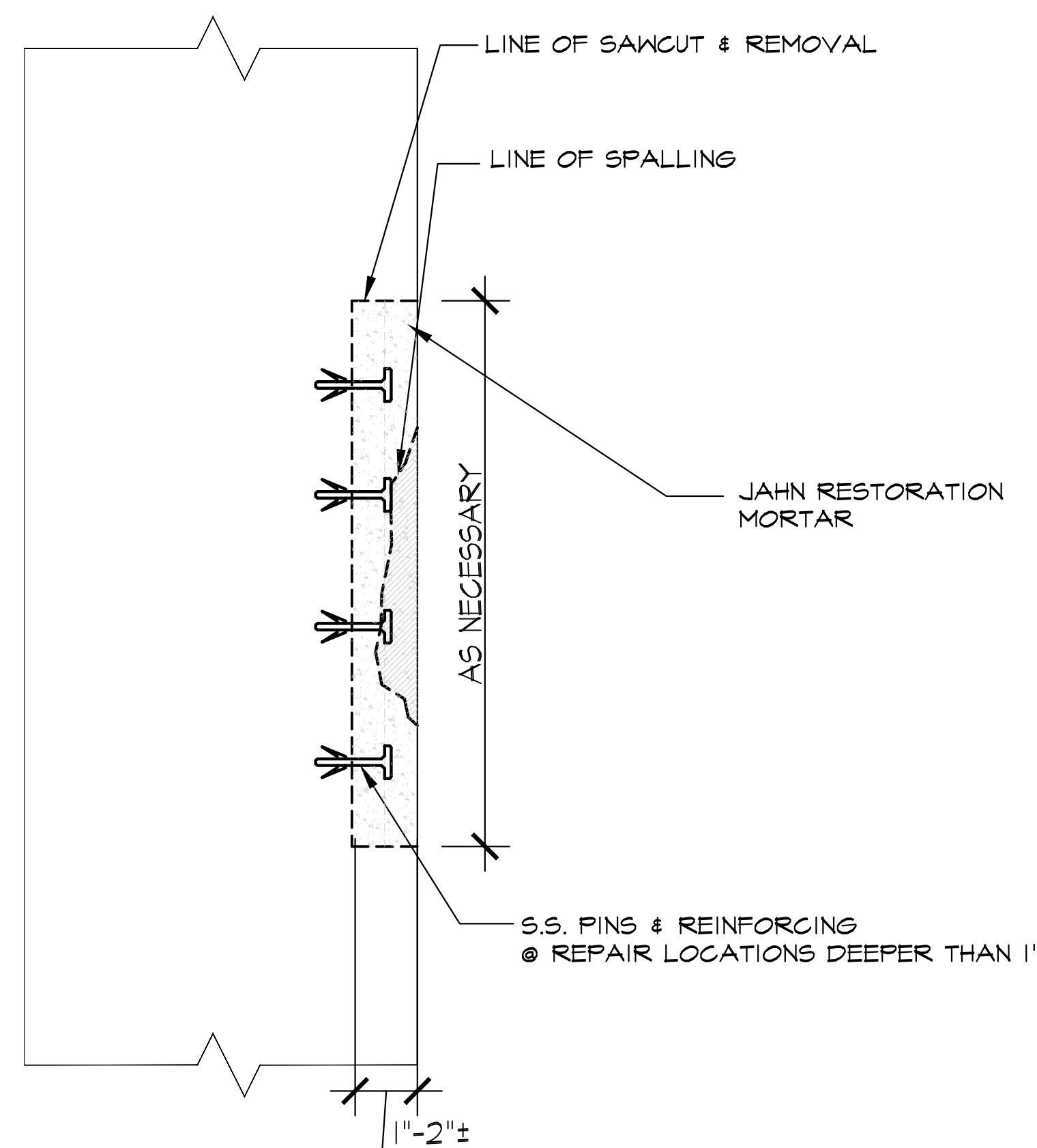
INSTALL S.S. MASONRY WALL TIES 2' O.C. STAGGERED EVERY 3RD COURSE

1 TERRACOTA REPAIR
A-203 SCALE: 2"=1'-0"

2 POINTING AND BRICK REPLACEMENT DETAILS
A-203 SCALE: 1 1/2"=1'-0"

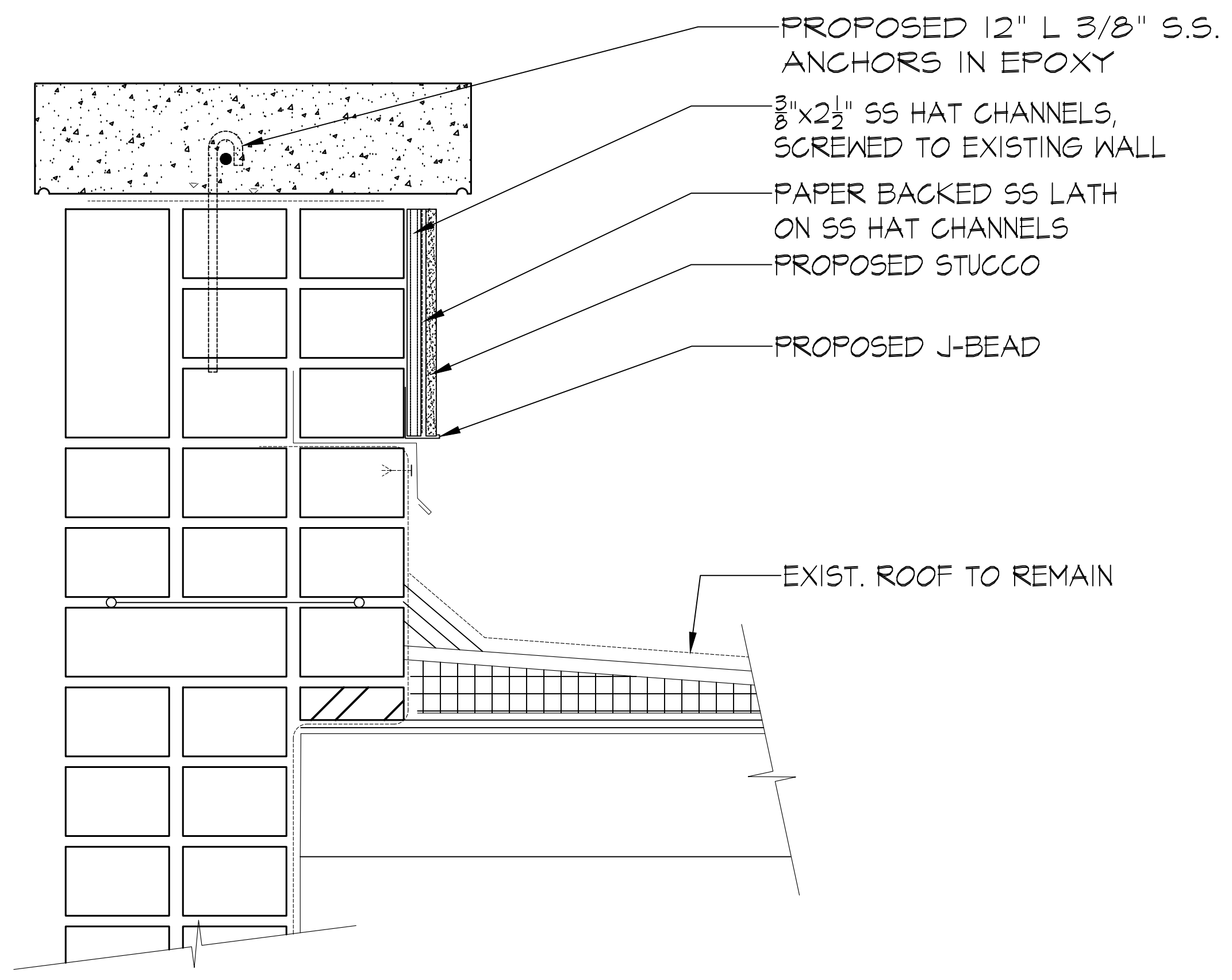
REPAIR INSTRUCTIONS

1. SAW OUT & REMOVE SPALLING/DAMAGED TERRACOTTA APPROX. 1"-2" DOWN TO SOUND MATERIAL. DO NOT FEATHER AT EDGES.
2. CLEAN AREA USING FIBRE BRUSH & POTABLE WATER TO REMOVE ALL DUST & DEBRIS
3. WET AREA TO BE PATCHED TO SATURATION.
4. APPLY JAHN REPAIR MORTAR OR APPROVED EQUAL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS, COATING FULL AREA OF PATCH WITH "PEANUT BUTTER" COAT, FOLLOWED BY OVERSIZED PATCH, APPROX. 1/8" TO 1/4" PROUD OF ORIGINAL STONE. UPON REACHING PROPER LEVEL OF CURING, TOOL PATCH TO MATCH EXISTING PROFILES AND TEXTURE.
5. CURE AREA OF PATCH BY REGULAR WATER SPRAYING AS REQUIRED TO PREVENT FLASH DRYING.
6. PROVIDE S.S. PINS & REINFORCING @ REPAIR LOCATIONS DEEPER THAN 1"

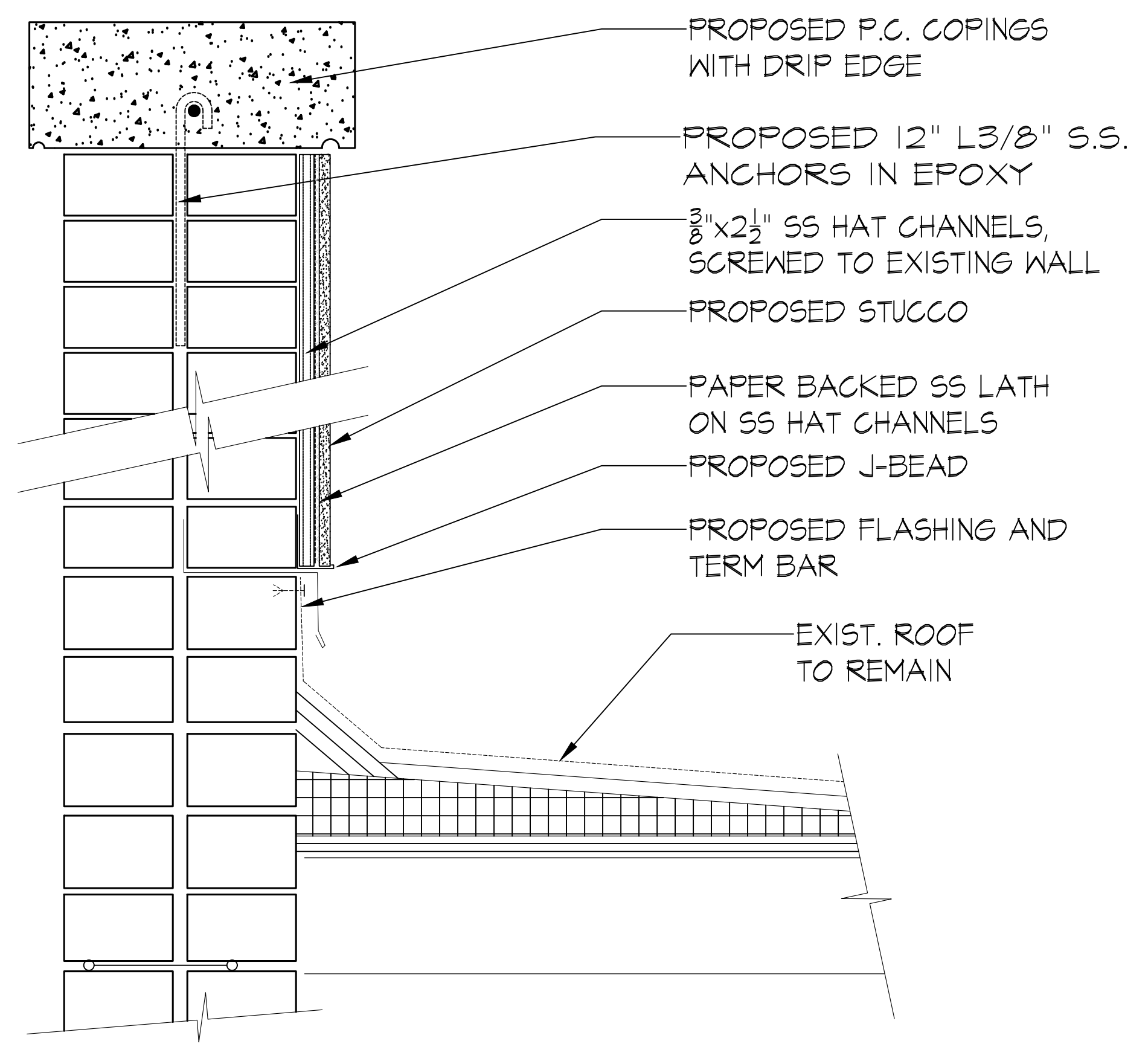


3 TERRACATO PATCHING DETAIL
A-203 SCALE: 3"=1'-0"

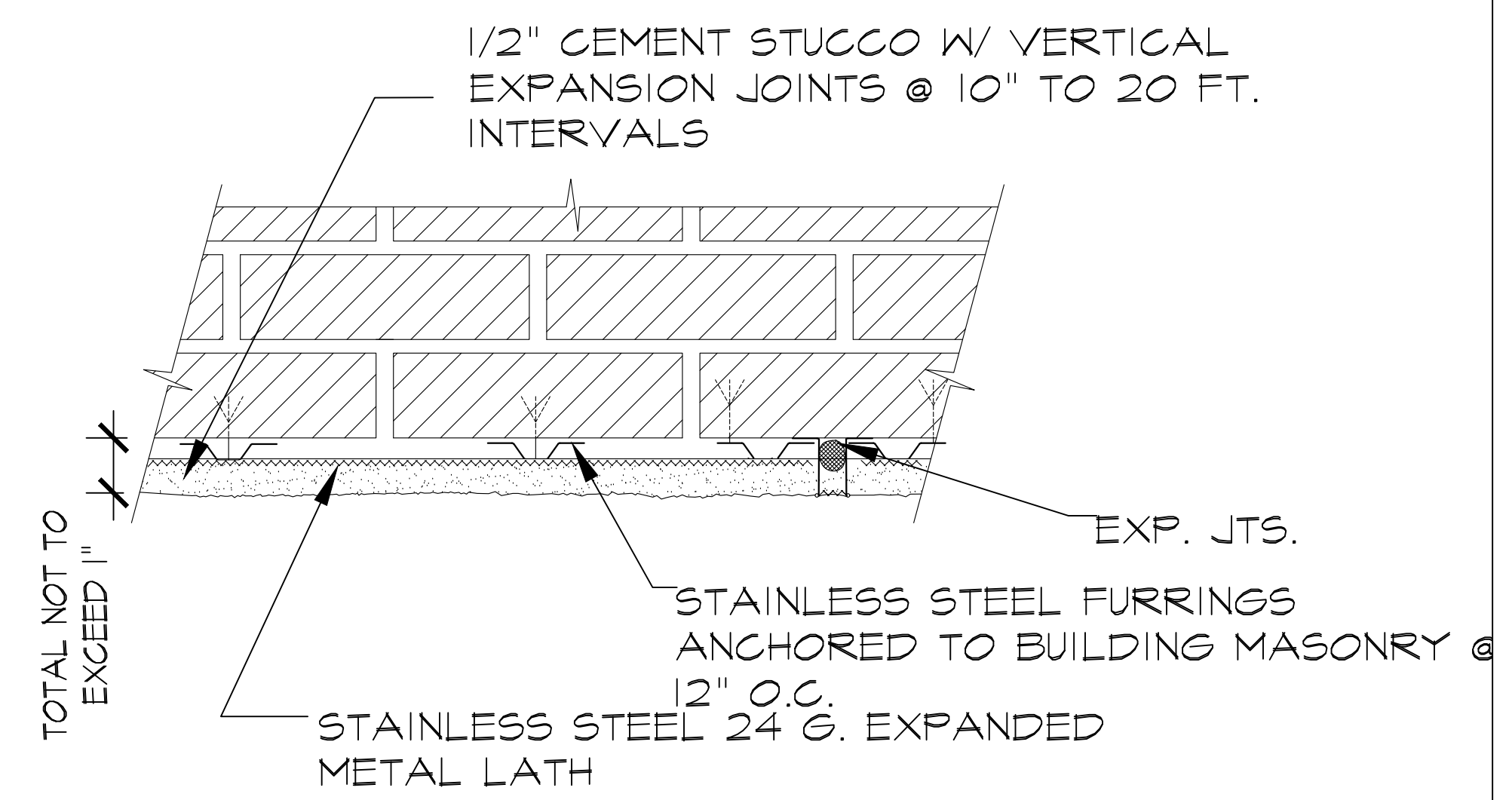
FOR CONTRACTOR- ADDENDUM II		05.01.2026
DOB		03.30.2026
Rev. To	Qty.	Date
ISSUE		
REPAIR DETAILS		
406 WEST 31ST STREET NEW YORK, NY 10001		
ENGINEER	ARCHITECTS	
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, 5TE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455	A-203.00
DWG BY: DRS	SCALE: AS NOTED	PAGE 14 OF 17



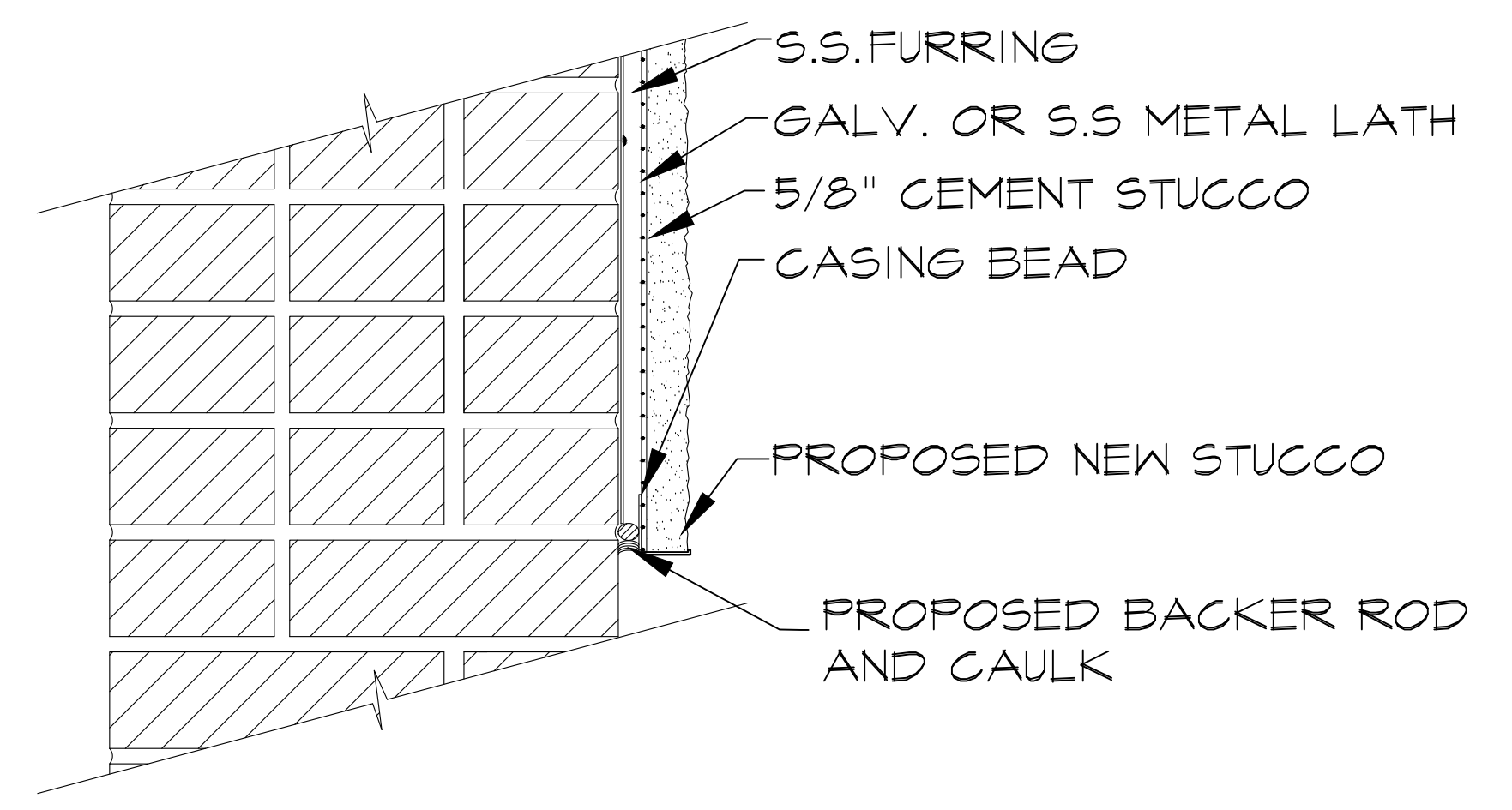
1 NORTH PARAPET WALL REPAIR DETAIL
A-204 SCALE: 3"=1'-0"



2 SOUTH & WEST PARAPET WALL REPAIR
A-204 SCALE: 3"=1'-0"



3 STUCCO DETAILS
A-204 SCALE: 3"=1'-0"

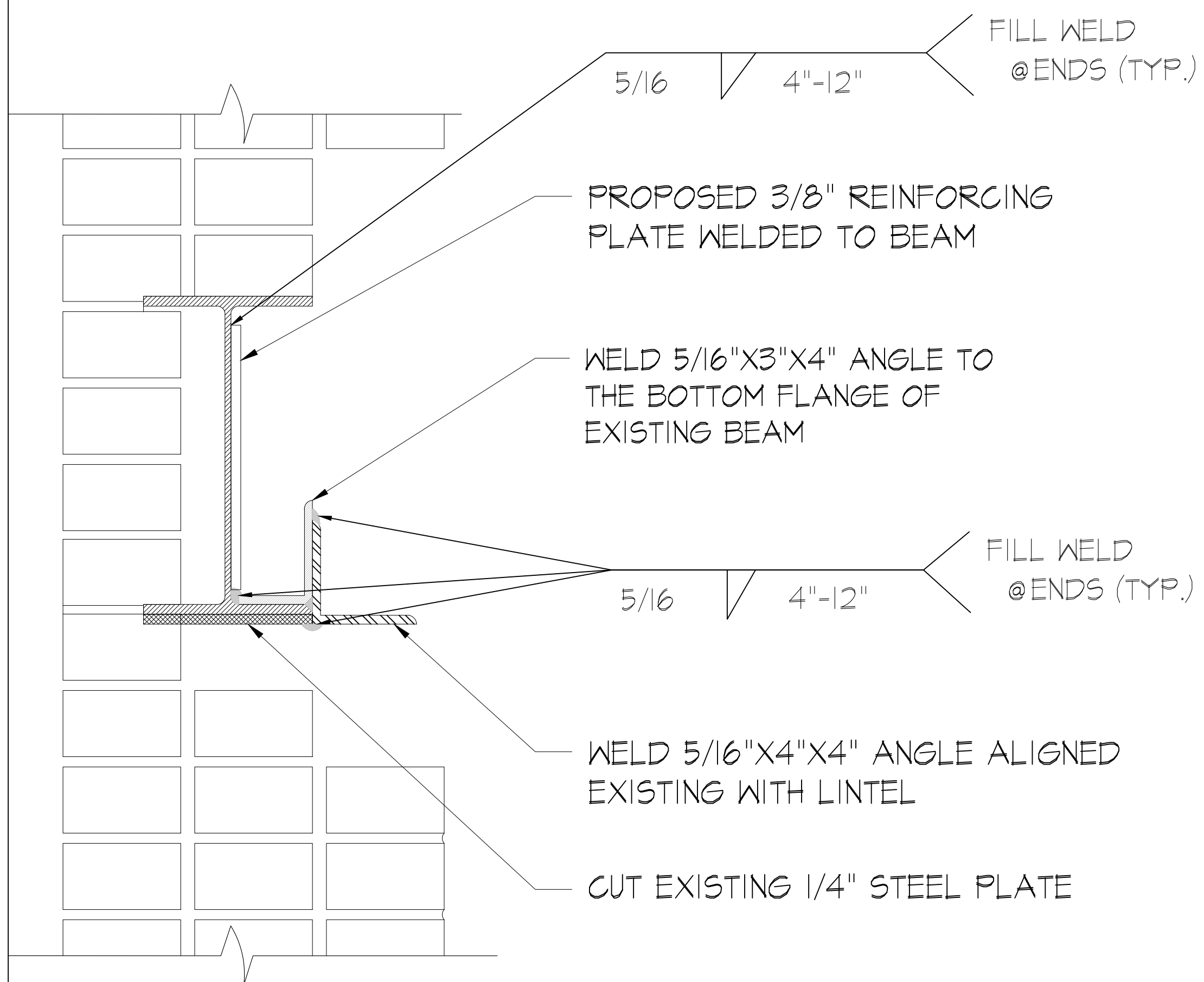


4 STUCCO DETAILS - BOTTOM TERMINATION
A-204 SCALE: 3"=1'-0"

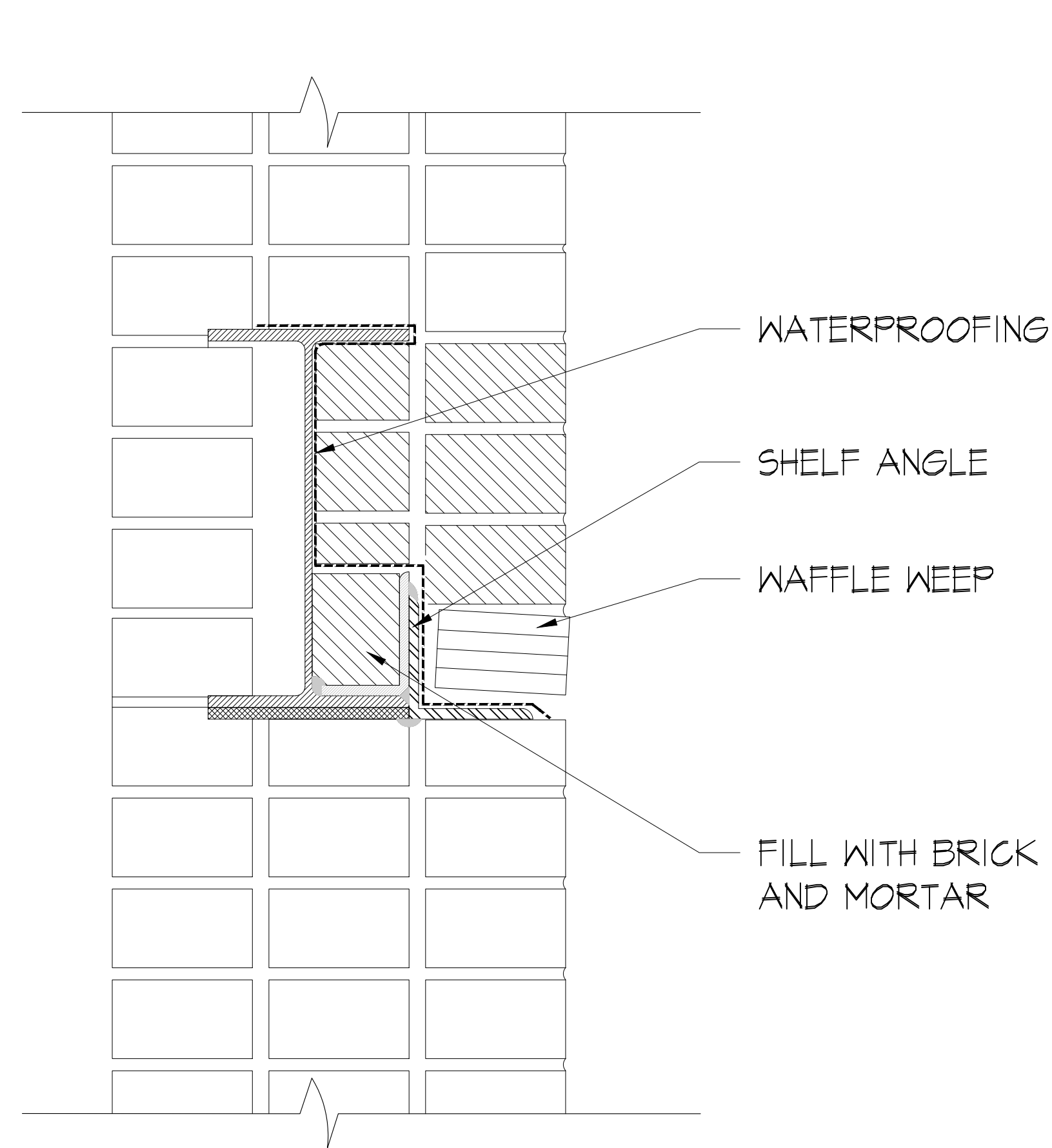
FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	05.30.2026
Rev. To	Qty. Date

ISSUE	
PARAPET WALL REPAIR DETAIL	
406 WEST 31ST STREET NEW YORK, NY 10001	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, STE 1401 NEW YORK, NY 10001; TEL: (212) 242-2455
DWG BY: DRS	SCALE: AS NOTED PAGE 15 OF 17

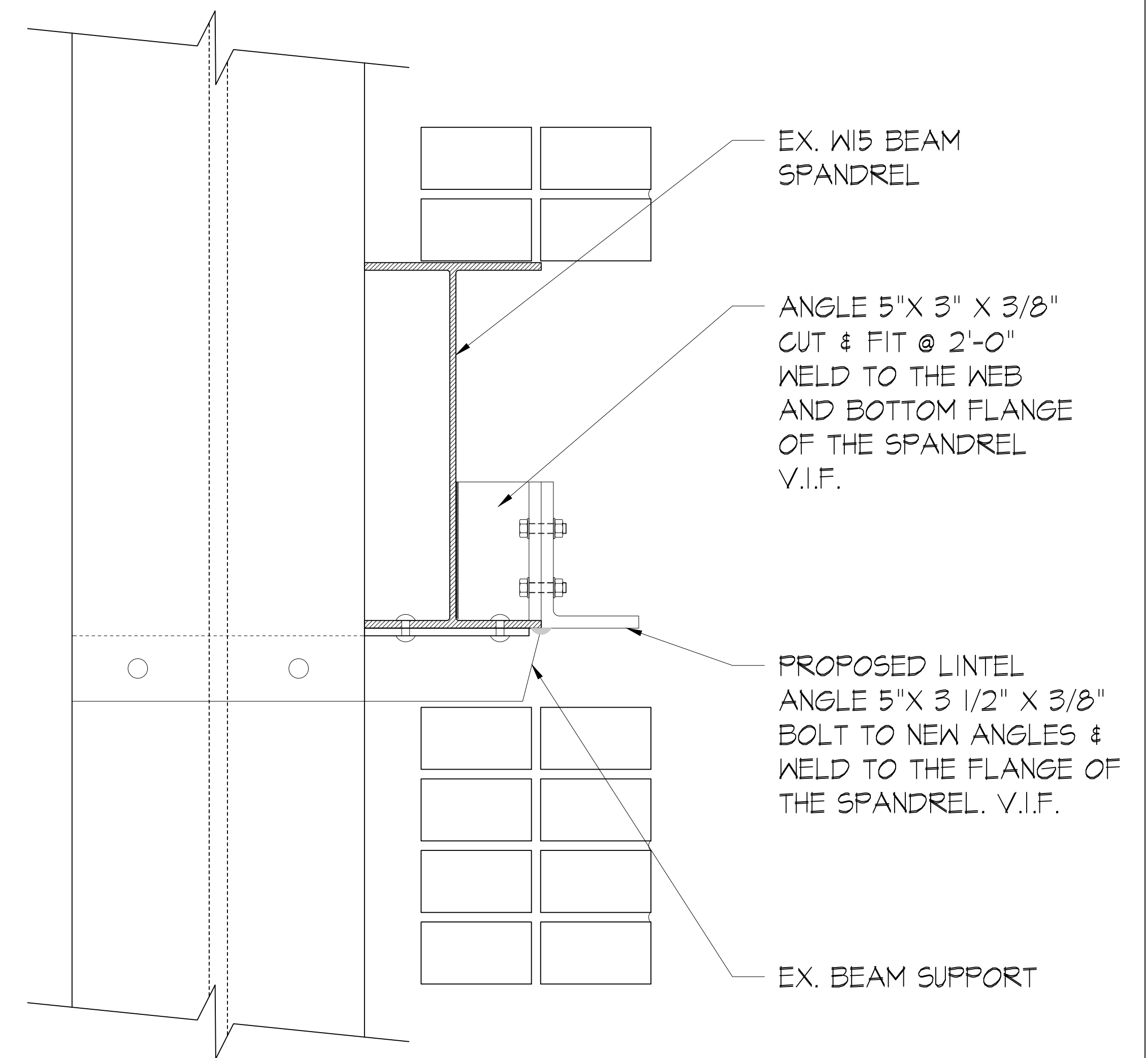
A-204.00



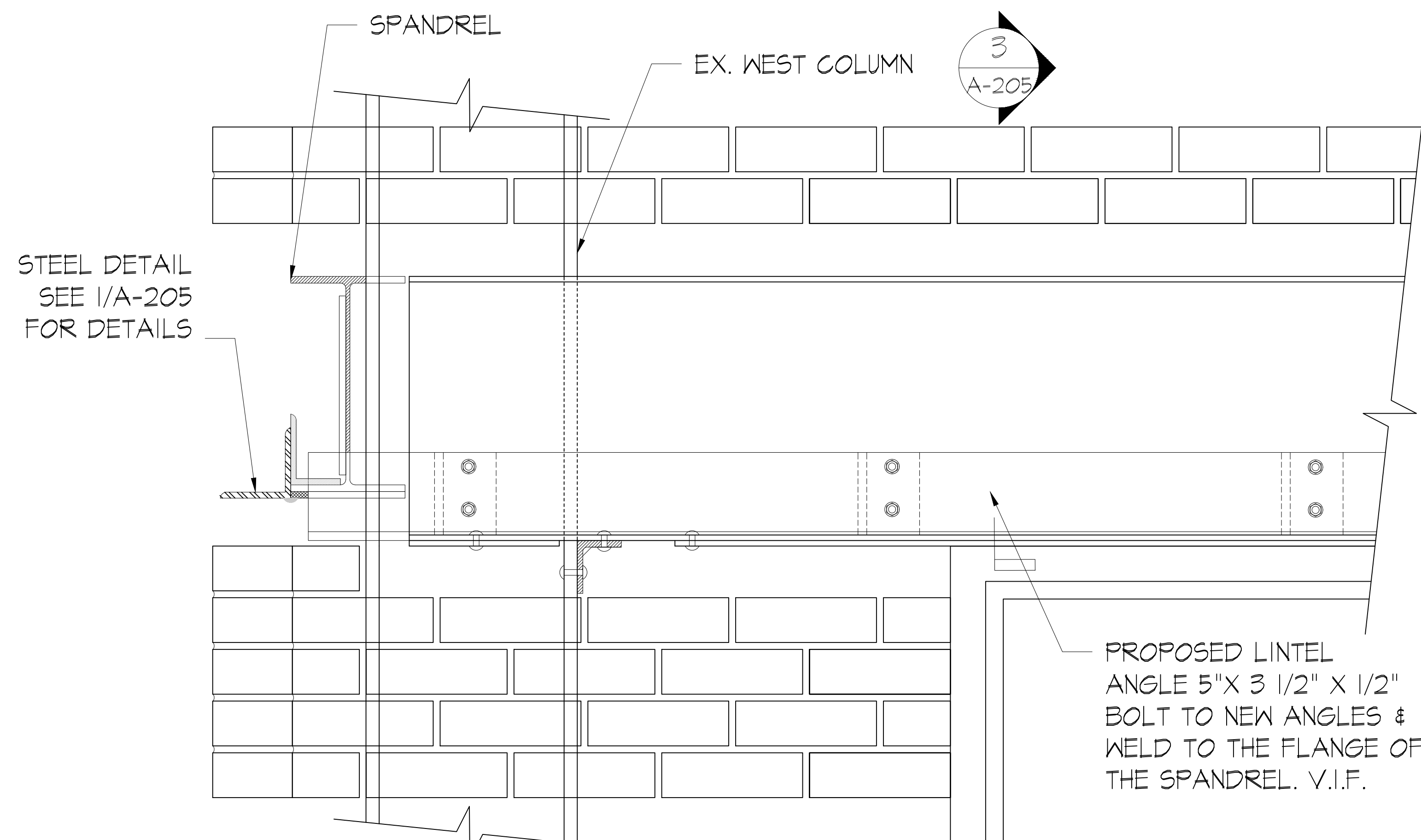
1 SPANDREL BEAM REINFORCEMENT DETAIL
A-205 SCALE: 3"=1'-0"



2 SPANDREL BEAM REINFORCEMENT DETAIL
A-205 SCALE: 3"=1'-0"



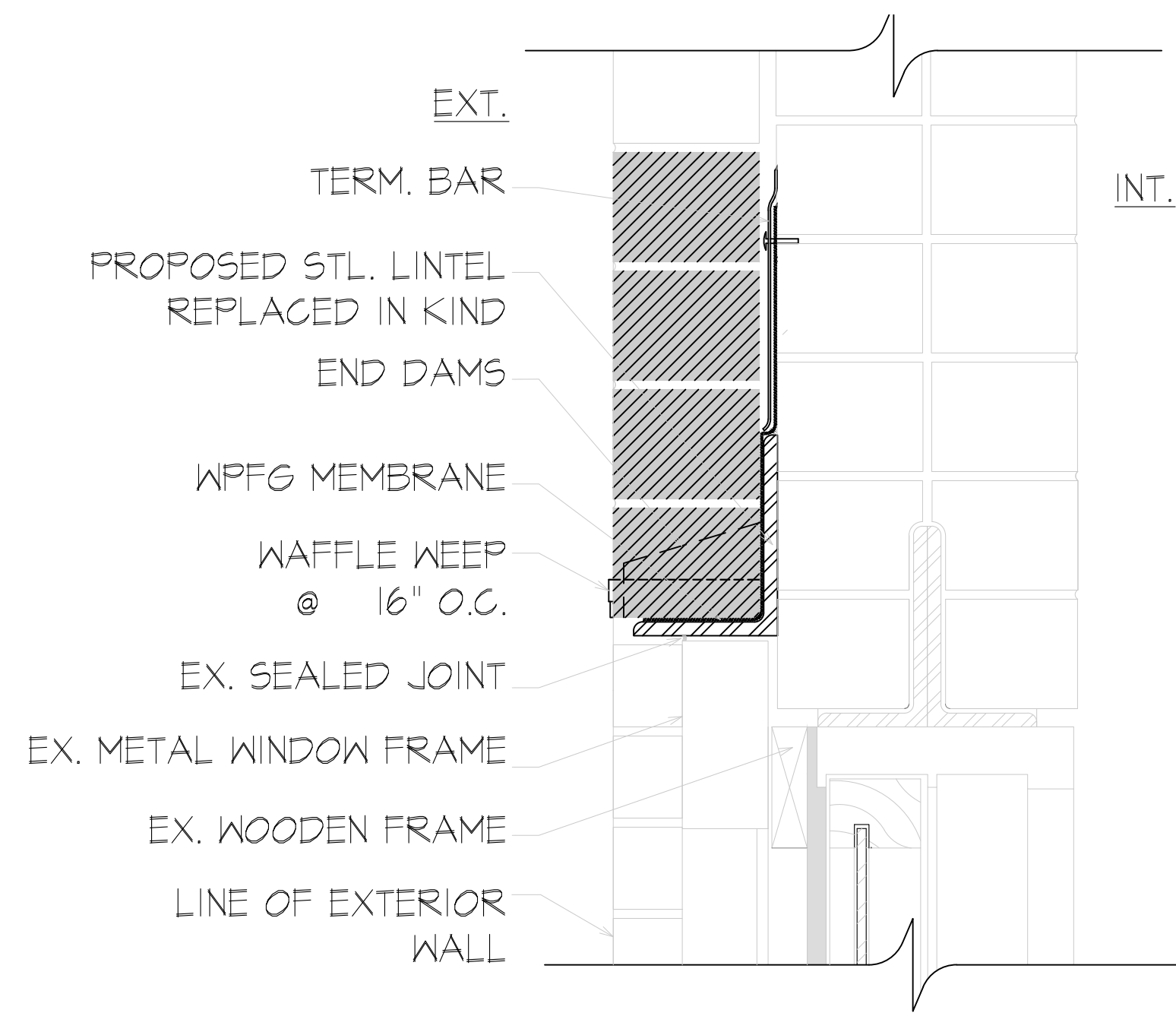
3 PROPOSED REPAIR DETAIL - SECTION
A-205 SCALE: 3"=1'-0"



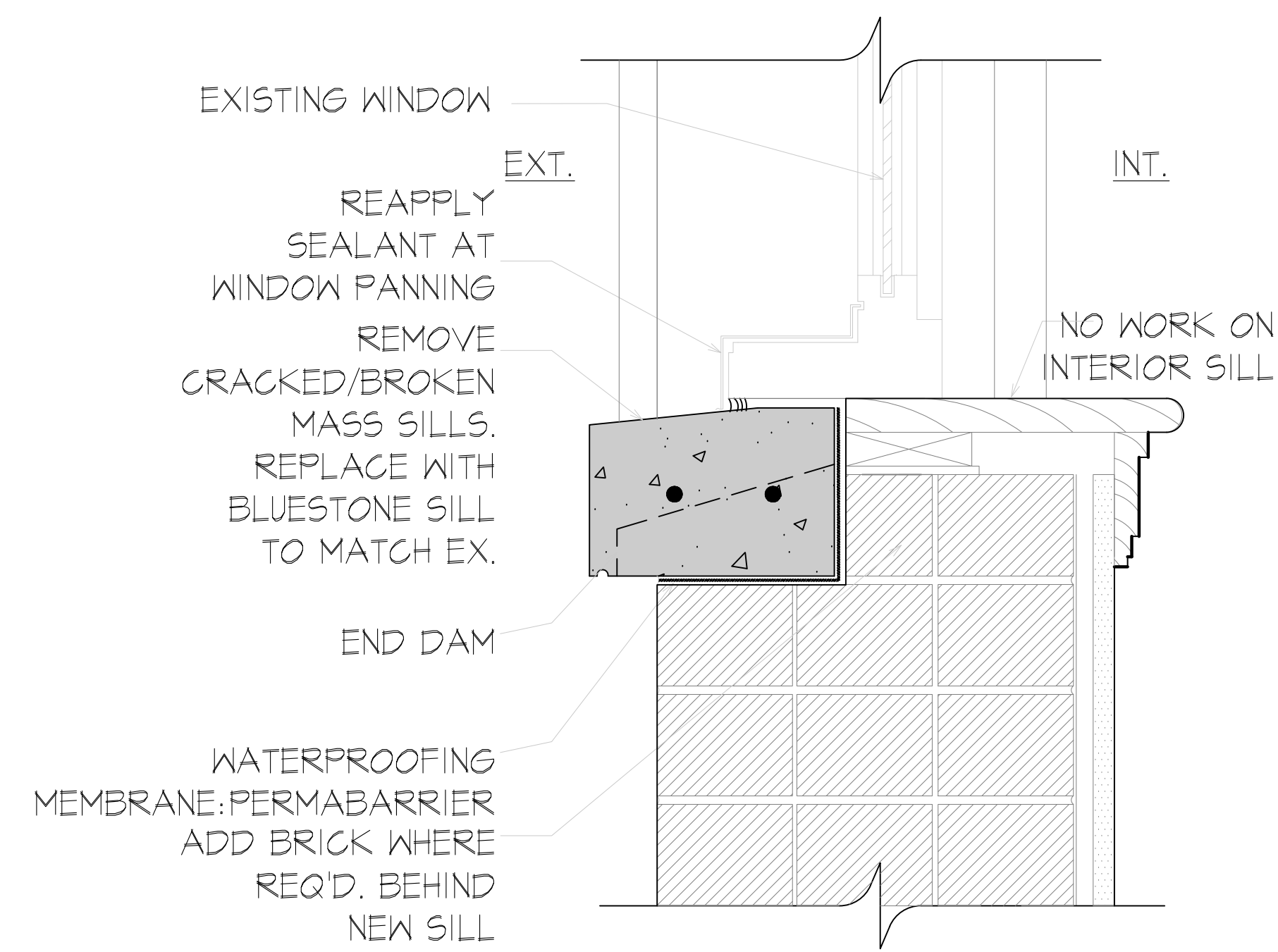
5 PROPOSED REPAIR DETAIL - ELEVATION
A-205 SCALE: N.T.S.

ADDENDUM II,
REVISED DWG. 5/7/2026

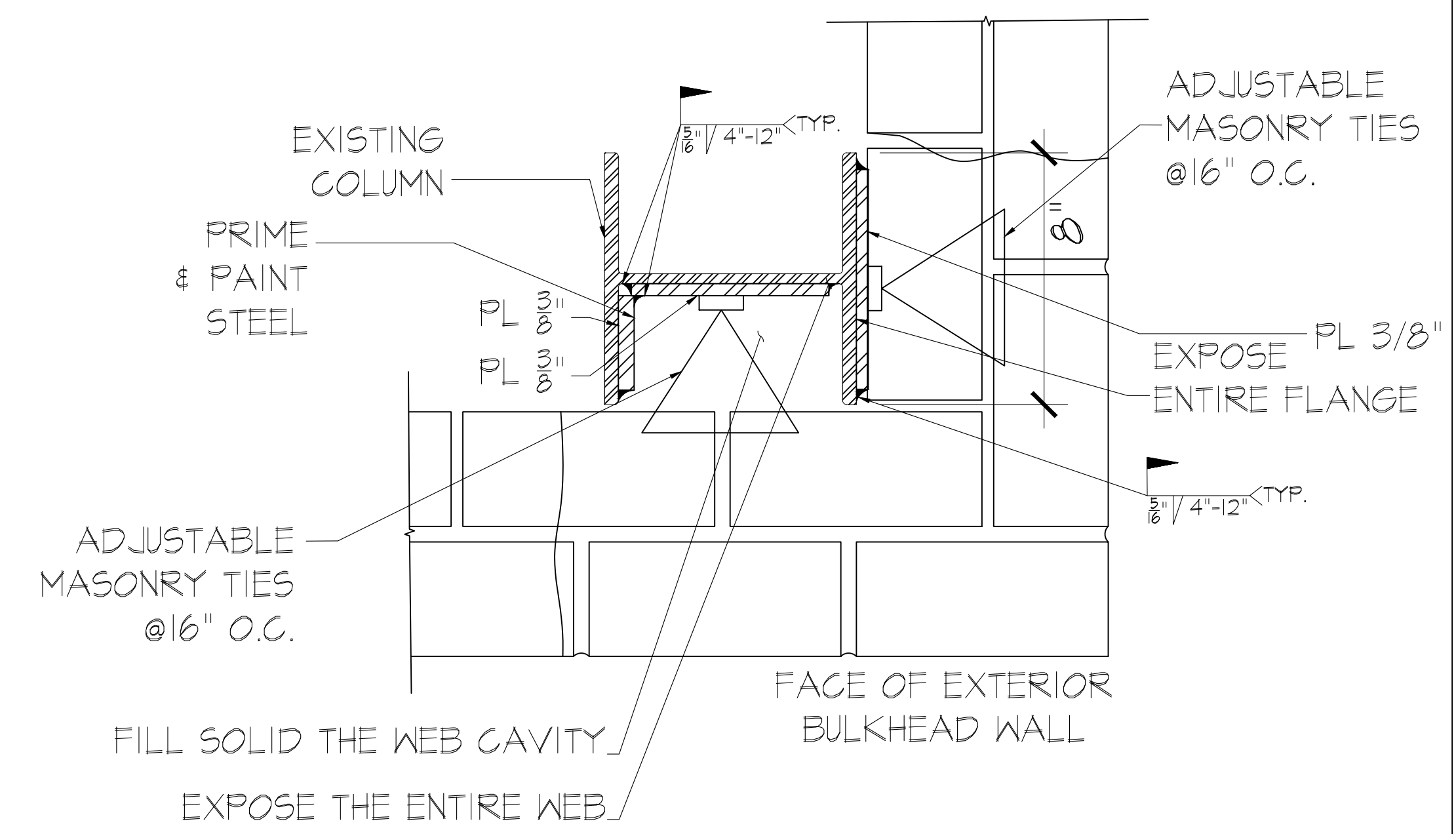
FOR CONTRACTOR- ADDENDUM II		05.07.2026
DOB		03.30.2026
Rev. To	Qty.	Date
ISSUE		
SPANDREL BEAM REINFORCEMENT DETAILS		
406 WEST 31ST STREET NEW YORK, NY 10001		
ENGINEER	ARCHITECTS	
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 21TH STREET, 5TH FLOOR NEW YORK, NY 10001; TEL: (212) 242-2455	A-205.00
DWG BY: DRS	SCALE: AS NOTED	PAGE 16 OF 17



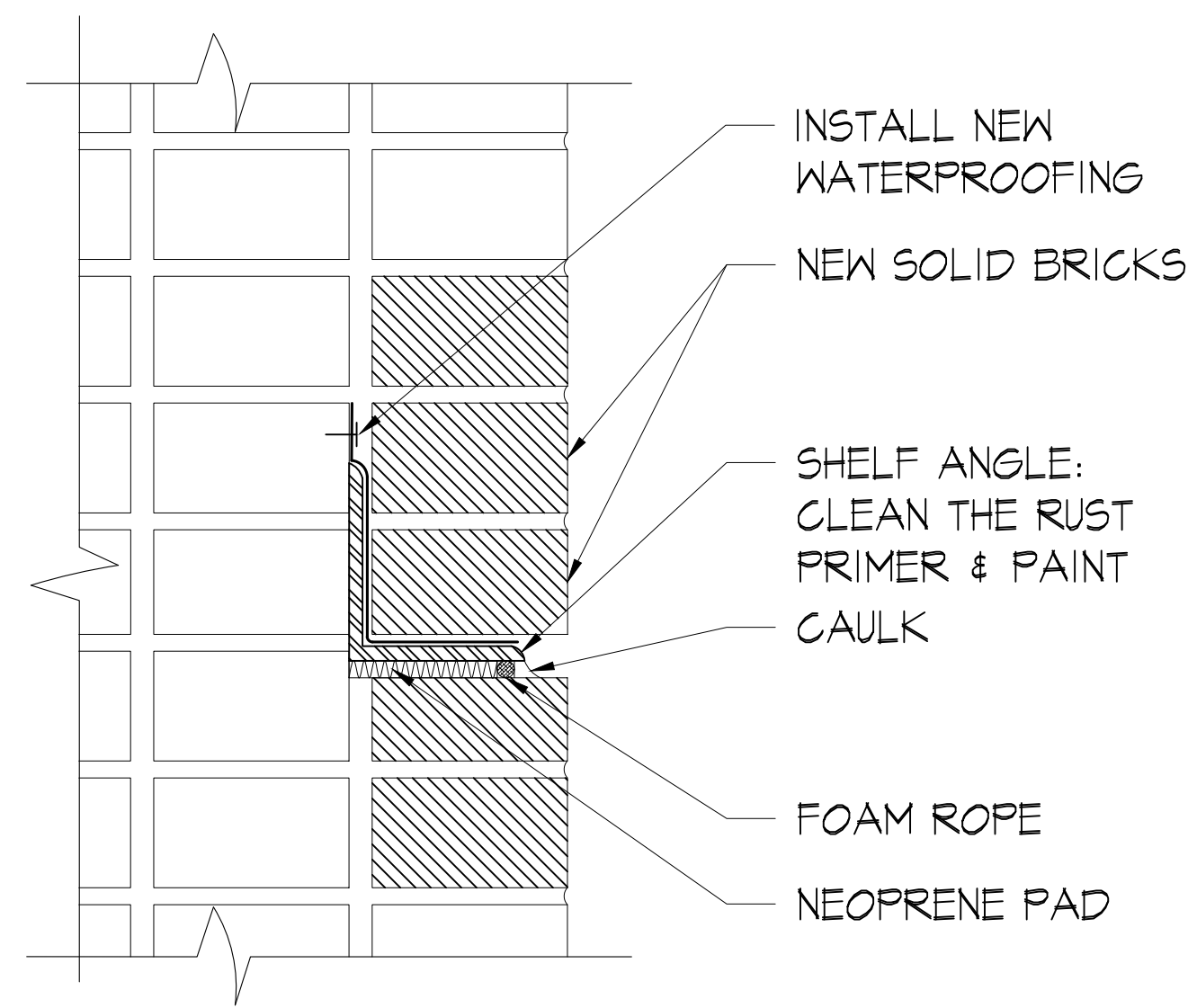
1 PROPOSED LINTEL REPLACEMENT DETAIL
A-206 SCALE: 3"=1'-0"



2 PROPOSED SILL REPLACEMENT DETAIL
A-206 SCALE: 3"=1'-0"



3 CORNER COLUMN REPAIR
A-206 SCALE: 3"=1'-0"



4 SHELF ANGLE @ NW & NE CORNER - REPAIR DETAIL
A-206 SCALE: 3"=1'-0"

ADDENDUM II,
NEW DWG. 5/7/2026

FOR CONTRACTOR- ADDENDUM II	05.07.2026
DOB	03.30.2026
Rev. To	Qty. Date

ISSUE
SECTION & DETAILS
406 WEST 31ST STREET
NEW YORK, NY 10001

ENGINEER	ARCHITECTS	A-206.00
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 236 WEST 27TH STREET, 5TH FLOOR NEW YORK, NY 10001; TEL: (212) 242-2455	
DWG BY: DRS	SCALE: AS NOTED	PAGE 17 OF 17

Date: _____

Fashion Institute Of Technology
333 Seventh Avenue – 15th Floor
Attn: Ms. Candida Poinsette,
Purchasing Office

Re: Façade Repairs - Kaufman Hall
Fashion Institute of Technology
406 West 31st Street
New York NY 10001

CONTRACTOR'S PROPOSAL

03/30/26

Revised 5/7/26 for Addendum II

In accordance with your request, we have prepared and submit below our price proposal for the work shown on the drawings dated 03/30/2026 including any addenda subsequently issued.

All work shall conform to applicable code requirements and shall be performed using first-class materials and workmanship, comply with prevailing wage(s) requirements, and in accordance with the approved drawings and the A/E's written instructions, and code requirements. All quantities are approximate and are to be adjusted based on actual field conditions. Prices include all permits, taxes, fees, and costs as may be applicable for the proper performance of the work.

Terms and provisions of the AIA Form A101 Standard Form of Agreement shall apply.

NOTE TO ALL BIDDERS: THE SCOPE OF WORK IN THIS PROJECT IS EXPECTED TO BE PERFORMED IN TWO (2) PHASES:

PHASE I: SOUTH & WEST FACADES, July 2026 through June 2027

PHASE II: NORTH, EAST, AND ANY REMAINING SOUTH FAÇADE WORK, July 2027 through December 2027

PHASE I: SOUTH AND WEST FACADES

Section I. General Conditions, Overhead Protective Bridging, Protection.

Part 1. General Conditions, including mobilization, all miscellaneous job costs other than the work items specifically described below, including, but not limited to: protection of windows and air conditioning equipment to prevent dust entry, glass damage from welding sparks; protection of all roof areas subject to construction traffic; carting and any permitting associated with debris pick-up and disposal; material hoists; protection of building interior areas subject to construction traffic and all other general job requirements not specifically noted but required for proper performance of work.

Lump sum..... \$ _____

Part 2. Site Safety Plan and Site Safety Manager.

Note: Site Safety Plan to include both Phase I and Phase II work.

- a. Prepare site safety and protection plans and submit to Department of Buildings for review and approval in accordance with NYC Building Code.
Lump sum..... \$ _____
- b. Provide required qualified person to oversee project site safety, as defined by NYC Building Code. Provide lump sum for first six months of project duration and monthly cost for additional months.
Lump sum \$ _____
Monthly cost after the first six months.....\$ _____

Part 3. Overhead Protective Bridging and Protection.

Note: FIT may elect to award sidewalk bridging separately.

Provide and install code-compliant heavy-duty overhead protective bridging, including lighting, perimeter plywood parapets, signage, etc. Prices are to include permits and approvals and on-going maintenance, inspections and logging. Bridging to be engineered to support pipe scaffolding where required.

- a. At South Elevation.
Refer to Drawing A-100 for location of sidewalk bridging which will be installed in the rear yard of the adjacent building to the east. Total size approx. 20' wide x 35' long. Bridging must be tall enough to avoid blocking gate to this rear yard area from 30th Street.
Lump Sum \$ _____
Monthly rental after first three months: \$ _____/month

Note: South elevation is over a Port Authority-owned paved lot that is used for bus parking. Installation of sidewalk bridging within or over this parking area will not be permitted by the property owner. Therefore and Engineered Enclosure System is to be installed as described in Section III, below. Obtaining access/licensing agreements with south neighbor for this installation to be arranged by FIT.

- b. Construction fence at South Elevation (if required).

If other measures do not establish a 30' wide protected zone (i.e. engineered enclosure system), install plywood construction fence to meet 20' protection requirement. Include all permit filings, engineering costs, on-going maintenance costs as required for compliance with Building Code. 8' tall, securely mounted to resist overturning by wind.
Lump sum..... \$ _____

Obtaining access/licensing agreements with south neighbor for this installation to be arranged by FIT.

Part 4. Roof protection at east neighbor.

Install protection in accordance with NYC BC 3309.10 and in accordance with the approved protection plan. Within 20' of 406 West 31st Street's east facing exterior wall, install roof protection consisting of drainage mat, 1" thick rigid insulation, with on bottom side, plastic tarping, 3/4" plywood, 2x10 planking and sandbag or other ballast. Provide routine maintenance and cleaning of protection on an as-needed basis, broom cleanup. Provide elevated enclosures to protect mechanical equipment units where required.

Lump Sum\$ _____

Obtaining access/licensing agreements with south neighbor for this installation to be arranged by FIT.

Subtotal, Section I..... \$ _____

Section II. Access Staging and Inspections.

Part 1. Pipe Scaffolding Support Platform.

To avoid landing sidewalk bridging support posts within the bus parking area, installation of an elevated platform attached to Kaufman Hall facade will be required. Refer to Drawings A-100, A-100a and A-100b for schematic design details of proposed platform.

Price to include: preparation of engineered drawings along the lines of the platform system shown on the referenced drawings; permits and approvals and on-going maintenance inspections and logging. Elevated platform to be engineered to support the Engineered Enclosure System on top of it. No rental to be charged for Support Platform.

a. Pipe Scaffold Support Platform between balcony lines (Area A).
Note: This section of the platform does not cantilever out over the bus parking area – it is confined to the width of the 1st Floor setback roof.
Approx. 162 LF.
Lump sum..... \$ _____

b. Pipe Scaffold Support Platform at balcony lines (Area B east and Area B west).
Note: This section of the platform will cantilever out 8' beyond the setback roof parapet wall to enable access to the faces of the balconies that are being removed. East area approx. 24' long; west area approx. 15' long. Minimum height to underside of the platform, 14'-0"
Lump sum.....\$ _____

c. Pipe Scaffolding Support Platform at east and west "blank walls".
Note, This section of the platform is not over a setback roof and will be supported by attached to the face of the building and a combination of cable tie-backs and brackets. Approx. 36 LF at east end and 16 LF at west end.
Lump sum.....\$ _____

Part 2. Engineered Enclosure System.

To avoid the need to extend overhead protection to 20’ beyond the face of the exterior walls installation of an engineered enclosure system is required. All access to the full extent of the south elevation, including balcony lines, the façade between the balcony lines and the blank facades at east and west ends are to be enclosed by this system.

Atop the elevated platform installed under Section III, install pipe scaffolding and black mesh netting with additional 16-gauge wire debris containment netting wrapping the pipe scaffolding, outside the black mesh netting, or as required by NYC Building Code definition of Engineered Enclosure System as also defined on the approved Site Safety plans.

Provide sufficient planking at each level to facilitate removal and handling of debris. Pipe scaffolding should extend to roof for access to staging at roof level. Include two sets of scaffold stairs one near each balcony line. Coordinate with material hoist installation included under General Conditions. Prices are to include supply, installation, and dismantling, all permits and approvals.

Price to include: preparation of engineered drawings along the lines of the system shown on the referenced drawings; permits and approvals and on-going maintenance inspections and logging.

- a. Engineered Enclosure System between balcony lines (Area A).
 Note: This section of the platform does not cantilever out over the bus parking area – it is confined to the width of the 1st Floor setback roof. Approx. 162 LF x full height of building for access at roof level.
 Lump sum..... \$ _____
 Monthly rental after first three months: \$ _____/month

- b. Engineered Enclosure System at balcony lines (Area B east and Area B west). East area approx. 24’ long; west area approx. 15’ long.
 Lump sum.....\$ _____
 Monthly rental after first three months: \$ _____/month

- c. Engineered Enclosure System at east and west “blank walls”.
 Approx. 36 LF at east end and 16 LF at west end.
 Lump sum.....\$ _____
 Monthly rental after first three months: \$ _____/month

Part 3. Outrigger scaffold work platforms at the east façade.

Include all required roof protection/planks, tie-backs, support frames, and counterweights.

All rigging is to be performed under a Licensed Rigger, and all required permits are to be obtained. Where space does not permit installation of outrigger scaffolds, parapet hung units may be used, provided parapets are confirmed to be stable, and all copings, etc. are fully protected from damage by parapet hooks, clamps, and wires.

Unit prices are to include protection, installation, permits, maintenance, dismantling, and use of scaffold until the given drop is fully completed. No monthly rental charges will be paid.

Outrigger scaffolds, up to 24' in length.
Approx. 2 drops x \$ _____ /drop..... \$ _____

Part 4. Inspections.
Crew and scaffolding time for initial examinations, inspections and marking façade damages. Scaffold time for interim inspections of work in progress, punch-lists and final inspections is to be included as part of the General Conditions. Approx. 2 hours, each drop.
Approx. 12 drops x \$ _____ /drop..... \$ _____

Subtotal, Section II (do not include alternates).....\$ _____

Section III. Exterior Wall Repairs (at all facades).

Part 1. Rake and repoint brick masonry.
Approx. 15,000 SF x \$ _____ /SF..... \$ _____

Part 2. Brick Masonry Reconstruction.
a. Individual brick and at areas smaller than 1 SF (6 bricks)
Approx. 1,000 bricks x \$ _____ /brick..... \$ _____
b. At areas 1SF or larger in size.
Approx. 500 SF x \$ _____ /SF..... \$ _____

Part 3. Vertical joint repairs.

At existing vertical joints at building corners, rake out existing deteriorating mortar until sound mortar is reach. Repoint with mortar to within 3/4" of outer surface of the brick. Finish the joint with backer rod/bond breaker tape and specified silicone sealant.
Approx. 800 LF x \$ _____ /LF..... \$ _____

Part 4. Windowsill replacement on membrane flashing.
Approx: 200 LF @ \$ _____ /LF..... \$ _____

Part 5. V-groove and seal window sill cracks.
Approx. 200 LF x \$ _____ /LF..... \$ _____

Part 6. Window Lintel Repairs (south, west and east facades)

a. Window lintel replacement.

Remove corroded lintel and replaced with 3 1/2" x 6" (V) x 3/8" angle lintels secured to back up masonry or steel. Install self-adhesive waterproofing with end dams, termination bar at top edge, sealed with compatible sealant or mastic. New lintels to be primed and painted (two top coats) prior to installation. Reinstall face brick with specified brick ties and baffle weeps at every 3rd vertical joint.

Approx. 300 LF x \$ _____ /LF.....\$ _____

b. Window lintel painting.

Wire brush, scrape and paint exposed portion of existing lintels where light corrosion or peeling paint is observed.

Approx. 600 LF x \$ _____ /LF.....\$ _____

Part 7. Window sealant replacement.

Remove and replace window sealants at full perimeter of windows. Note that windows are tall, widths vary slightly. Dow 795 silicone or approved other.

a. At large windows. Approx. 4'-6" wide x 10'-6" tall.

Approx. 100 windows x \$ _____ /window.....\$ _____

b. At mid-size windows. Approx. 3'-3" to 3'-7" wide x 10'-6" tall.

Approximate 75 windows x \$ _____ /window.....\$ _____

c. At narrow windows. Approx. 2'-4" to 2'-11" wide x 10'-6" tall.

Approximate 25 windows x \$ _____ /window.....\$ _____

Subtotal, Section III (do not include alternates)..... \$ _____

Section IV. Corner Column Repairs at southeast bulkheads.

Part 1. Exploratory Probes.

At locatons marked by A/E, make approx. 18"x18" exploratory probes to determine integrity of steel column and connections. Note that probes entail removal of multiple wythes of brick. Provide temporary, weatherproof closure of probes consisting of reinforced tarps secured to brick masonry with continuous wood or metal furring.

Approx 4 probes x \$ _____ /probe.....\$ _____

Part 2. Brick Removal and Replacement at corner column.

Remove and replace all brick to fully expose steel column at vertical crack and open vertical joint locations at the subject corner. Remove a minimum of 3'-4" of brick width at each side of corner façade (to

existing vertical joints at each side). Key existing masonry to remain to receive new brick masonry.

Reinstall brick masonry at detailed on Dwg, A-206, Detail 3, including all welded ties and other reinforcement and 100% solid packing of reconstruction tight to steel.

Approx 40 LF x \$ _____/LF.....\$ _____

Part 3. Structural Steel Repairs.

Scrape and clean corroded steel column and beams. Install 3/8” steel plates to web and flanges of column, as detailed on Dwg. A-206. Follow installation of welded steel plates and any required brick masonry anchors, prime and paint steel and fully wrap exposed steel with Bituthene membrane waterproofing.

Approx. 40 LF x \$ _____/LF.....\$ _____

Part 4. Painting Structural Steel.

Where structural steel is exposed but is not being reinforced, wire brush, scrape, clean, prime and paint (two top coats)

Approx. 500 SF x \$ _____/SF.....\$ _____

Total Section IV.....\$ _____

Section V. Steel Balcony Removals.

Two repair options are being priced. In both cases the visible portions of the balconies – steel framing, diamond plate deck and railings are being fully removed. In Option A, face brick is being removed along the entire inner length of each balcony to enable removal of embedded portions of balcony outrigger support beams, balcony railings and to enable patching of damaged face brick all along the balcony line. As a cost-saving alternative, Option B removals are more limited, with embedded balcony steel being cut off at the face of the building and damaged masonry along the length of the balconies being covered with lath and stucco rather than removing and replacing it. Refer to drawings for detailed information.

Part 1. Steel fire balcony removals – Option A.

Remove obsolete steel fire balconies in their entirety. Remove six courses of face brick and back-up masonry for the full length of each balcony to remove damaged and previously patched face brick and to allow cutting and removal of embedded steel back to points of attachment to the building’s structural steel frame/spandrel beams. Work to include removal of two abandoned door sills at each balcony. Face brick to be reinstalled with required brick ties 16” o.c. with continuous horizontal wire, masonry toothed into existing masonry beyond each end of the balcony. Face brick to match existing in size, color, texture – two types of brick are present. Fill brick cores solid with mortar if solid, common brick is not used.

a. At east balcony line.

Approx. 12 balconies x \$ _____/balcony.....\$ _____

- b. At west balcony line.
Approx. 14 balconies x \$ _____ /balcony..... \$ _____

Part 1a. Steel fire balcony removals – Option B.

Remove obsolete steel fire balconies in their entirety. Cut embedded steel flush with the face of the building – includes four 12” deep outriggers beams and balcony top and bottom rail embedments at each end of each balcony. Prime and rustproof paint exposed cut ends of remaining steel.

At the level of the balcony deck and below, install ¾” cement stucco on self-furring, stainless steel metal lath covering 6 brick courses in height for the full length of the balcony. Remove loose cement patching and apply Sto Goldcoat

prior to installation of lath and stucco. Install stainless steel or lead-coated copper top and bottom closure profiles as shown on the drawings. Work will require chopping back projecting edge of two door sills at each balcony to make flush with exterior face brick.

- a. At east balcony line.
Approx. 12 balconies x \$ _____ /balcony..... \$ _____
- b. At west balcony line.
Approx. 14 balconies x \$ _____ /balcony..... \$ _____

Total Section V (include Option A only).\$ _____

TOTAL SECTION I THROUGH SECTION V (Do not include alternates or optional work).....\$ _____

PHASE II: NORTH AND WEST FACADES

Section I. General Conditions, Overhead Protective Bridging, Protection.

Part 1. General Conditions, including mobilization, all miscellaneous job costs other than the work items specifically described below, including, but not limited to: protection of windows and air conditioning equipment to prevent dust entry, glass damage from welding sparks; protection of all roof areas subject to construction traffic; carting and any permitting associated with debris pick-up and disposal; material hoists; protection of building interior areas subject to construction traffic and all other general job requirements not specifically noted but required for proper performance of work.
Lump sum..... \$ _____

Part 2. Site Safety Plan and Site Safety Manager.

- a. Prepare site safety and protection plans and submit to Department of Buildings for review and approval in accordance with NYC Building Code.
Lump sum..... \$ Included* _
*Site Safety Plan for both phases of work prepared under Phase I.

- b. Provide required qualified person to oversee project site safety, as defined by NYC Building Code. Provide lump sum for first six months of project duration and monthly cost for additional months.

Lump sum \$ _____

Monthly cost after the first six months.....\$ _____

Part 3. Overhead Protective Bridging and Protection.

Note: FIT may elect to award sidewalk bridging separately.

Provide and install code-compliant heavy-duty overhead protective bridging, including lighting, perimeter plywood parapets, signage, etc. Prices are to include permits and approvals and on-going maintenance, inspections and logging. Bridging to be engineered to support pipe scaffolding where required.

- a. At North Elevation (West 31st Street).

Lump Sum \$ _____

Monthly rental after first three months: \$ _____/month

Subtotal, Section I..... \$ _____

Section II. Access Staging and Inspections.

Part 1. Outrigger scaffold work platforms.

To be installed at the north, east and west façade and at non-balcony areas of the south façade. Include all required roof protection/planks, tie-backs, support frames, and counterweights. All rigging is to be performed under a Licensed Rigger, and all required permits are to be obtained. Where space does not permit installation of outrigger scaffolds, parapet hung units may be used, provided parapets are confirmed to be stable, and all copings, etc. are fully protected from damage by parapet hooks, clamps, and wires.

Unit prices are to include protection, installation, permits, maintenance, dismantling, and use of scaffold until the given drop is fully completed. No monthly rental charges will be paid.

Outrigger scaffolds, up to 24' in length.

Approx. 8 drops x \$ _____/drop..... \$ _____

Part 2. Inspections.

Crew and scaffolding time for initial examinations, inspections and marking façade damages. Scaffold time for interim inspections of work in progress, punch-lists and final inspections is to be included as part of the General Conditions. Approx. 2 hours, each drop.

Approx. 6 drops x \$ _____/drop..... \$ _____

Subtotal, Section II (do not include alternates).....\$ _____

Section III. Exterior Wall Repairs (at all facades).

Part 1. Rake and repoint brick masonry.
Approx. 10,000 SF x \$ _____ /SF..... \$ _____

Part 2. Brick Masonry Reconstruction.
a. Individual bricks and areas smaller than 1 SF (6 bricks)
Approx. 500 bricks x \$ _____ /brick..... \$ _____
b. At areas 1SF or larger in size.
Approx. 300 SF x \$ _____ /SF..... \$ _____

Part 3. Vertical joint repairs.

At existing vertical joints at building corners, rake out existing deteriorating mortar until sound mortar is reach. Repoint with mortar to within 3/4" of outer surface of the brick. Finish the joint with backer rod/bond breaker tape and specified silicone sealant.
Approx. 400 LF x \$ _____ /LF..... \$ _____

Part 4. Window sill replacement on membrane flashing.
Approx: 100 LF @ \$ _____ /LF..... \$ _____

Part 5. V-groove and seal windowsill cracks.
Approx. 100 LF x \$ _____ /LF..... \$ _____

Part 6. Shelf angle repairs. North façade only.
a. Shelf Angle Repair Type A.

Replace two (2) courses of face brick masonry below and above the shelf angle to expose shelf angle toe and provide proper weeps at shelf angle. Patch/restore waterproofing where damaged during the removal work installation. Install baffle weeps every third vertical joint at first course above shelf angle. Install waterproofed joint below shelf angle as shown on the drawings.
Approx. 400 LF x \$ _____ /LF..... \$ _____

b. Shelf Angle Repair Type B.

Where required to reinforce/stabilize shelf angle connection to structural steel spandrel beams remove six courses of brick face brick and back up masonry to expose the spandrel beam for installation of new welded shelf angle clips, all as shown on the drawings. Including welding of brick ties to spandrel beam web, application of rustproofing paint to all exposed steel, installation of self-adhesive waterproofing at spandrel beam web, flange and the shelf angle and reinstallation of back-up brick and face brick. Infill removal areas fully solid with neatly laid brick and mortar.
Approx. 200 LF x \$ _____ /LF..... \$ _____

- c. Steel spandrel beam reinforcement.

Where marked by A/E, scrape, prime and paint exposed structural steel. Weld plates and shapes as shown on the drawings (Dwg. 205).
 Approx. 2,000 lbs x \$ _____/LB..... \$ _____

- d. Painting structural steel.

At locations where structural steel members are exposed during construction but are not being reinforced, scrape, prime and paint all exposed steel surfaces.
 Approx. 500 SF x \$ _____/SF..... \$ _____

Part 7. Window Lintel Repairs (south, west and east facades)

- a. Window lintel replacement.

Remove corroded lintel and replaced with 3 1/2" x 6" (V) x 3/8" angle lintels secured to back up masonry or steel. Install self-adhesive waterproofing with end dams, termination bar at top edge, sealed with compatible sealant or mastic. New lintels to be primed and painted (two top coats) prior to installation. Reinstall face brick with specified brick ties and baffle weeps at every 3rd vertical joint.
 Approx. 100 LF x \$ _____/LF..... \$ _____

- b. Window lintel painting.

Wire brush, scrape and paint exposed portion of existing lintels where light corrosion or peeling paint is observed.
 Approx. 200 LF x \$ _____/LF..... \$ _____

Part 8. Terra Cotta Repairs.

These repairs refer to numerous decorative terra cotta elements, including cornices, columns, corbels and other decorative elements.

- a. Terra Cotta Repointing.

- i. Remove existing sealants, rake and repoint bed joints and cross joints at terra cotta coping and band course components.
 Approx. 500 LF x \$ _____/LF..... \$ _____

- ii. Remove existing sealants, rake and repoint joints at terra cotta components, including pediments and window surrounds. Small scale, detail intensive areas, working around profiled elements.
 Approx. 300 LF x \$ _____/LF..... \$ _____

b. Terra Cotta Patching (north façade only).

Remove all loose, cracked, delaminated or otherwise unsound, damaged material down to clean, solid terra cotta. Prepare edges of patch locations in accordance with repair mortar manufacturer’s installation requirements.

Install stainless steel pins (1/4” threaded rods, set in epoxy, 3” embedment), staggered at 8” O.C. Install Jahn M70 or M100 repair mortar patches, in full accordance with Cathedral Stone and Jahn requirements. Patches are expected to vary significantly in size and depth, and will be paid for based on volume, in multiples of a standard 1” x 12” x 12” patch size. Examples: 1 1/2” x 12” x 12” patch would be billed at 1.5x the unit price; 2” x 6” x 12” patch would be billed at 1x the unit price. Patching mortar to match color of glazed terra cotta surfaces, rather than color of clay body. Terra-Glaze top coat is not planned to be used.

- i. At shallow patch areas (2” or less in depth). 1” x 12” x 12” patch.
Approx. 40 patches x \$ _____/patch..... \$ _____
- ii At profiled patch locations (1” x 12” x 12” patching mortar volume).
Approx. 10 patches x \$ _____/patch..... \$ _____

c. Terra Cotta Crack Repairs. At cracked terra cotta components that are otherwise stable and fully supported, perform the following repairs:

Inject crack filling grout, Jahn M30 (for cracks less than 3/16” wide) or Jahn M40 (for cracks between 3/16” and 3/8”), following manufacturer’s written instructions. Cracks are expected to vary in length but are likely to be very short (6” – 12”). Cracks greater than 12” in length to be paid in multiples of unit price. Price to include crack preparation, drilling of injection ports, temporary sealing of cracks to prevent outflow of grout, grout installation and clean-up.
Approx. 50 locations x \$ _____/location.....\$ _____

Part 9. Window sealant replacement.

Remove and replace window sealants at full perimeter of windows. Note that windows are tall, widths vary slightly. Dow 795 silicone or approved other.

- a. At large windows. Approx. 4’-6” wide x 10’-6” tall.
Approx. 75 windows x \$ _____/window..... \$ _____
- b. At mid-size windows. Approx. 3’-3” to 3’-7” wide x 10’-6” tall.
Approximate 60 windows x \$ _____/window..... \$ _____
- c. At narrow windows. Approx. 2’-4” to 2’-11” wide x 10’-6” tall.
Approximate 15 windows x \$ _____/window..... \$ _____

Subtotal, Section III (do not include alternates)..... \$ _____

Section IV. Corner Column Repairs at bulkheads.

Part 1. Exploratory Probes.

At locatons markedby A/E, make approx. 18"x18" exploratory probes to determine integrity of steel column and connections. Note that probes entail removal of multiple wythes of brick. Provide temporary, weatherproof closure of probes consisting of reinforced tarps secured to brick masonry with continuous wood or metal furring.

Approx 4 probes x \$ _____/probe..... \$ _____

Part 2. Brick Removal and Replacement at corner column.

Remove and replace all brick to fully expose steel column at vertical crack and open vertical joint locations at the subject corner. Remove a minimum of 3'-4" of brick width at each side of corner façade (to existing vertical joints at each side). Key existing masonry to remain to receive new brick masonry. Reinstall brick masonry at detailed on Dwg, A-301, including all welded ties and other reinforcement and 100% solid packing of reconstruction tight to steel.

Approx 40 LF x \$ _____/LF..... \$ _____

Part 3. Steel Repairs.

Scrape and clean corroded steel column and beams. Install 3/8" steel plates to web and flanges of column, as detailed on Dwg. A-301. Follow installation of welded steel plates and any required brick masonry anchors, prime and paint steel and fully wrap exposed steel with Bituthene membrane waterproofing.

Approx. 40 LF x \$ _____/LF..... \$ _____

Part 4. Painting structural steel.

At locations where structural steel members are exposed during construction but are not being reinforced, scrape, prime and paint all exposed steel surfaces.

Approx. 300 SF x \$ _____/SF..... \$ _____

Total Section IV.....\$ _____

Section V. Garage Roof Parapet Repairs.

Parapet wall repairs at the existing one-story garage building. Refer to drawing A-100.00 and A-206.00.

Part 1. Cement stucco cladding at interior side of parapets.

Install 1/2" cement stucco on felt-backed galvanized metal lath on 3/4" stainless steel hat channel furring. Provide bottom screed and bottom closure profile to seal cavity behind stucco. Provide top closure profile in stainless

steel, tucking up behind sheet metal copings or under existing copings and lapping 3” down over the top edge of new stucco system, hemmed drip edge. Lap felt lapped lath down past roofing counterflashing leg as per FryReglet details.

Approx. 350 SF x \$ _____/SF..... \$ _____

Part 2. Reset coping stones on waterproofing membrane.

Remove and re-set existing pre-cast concrete coping stones on Grace Ice and Watershield membrane flashing. Anchor stones to parapet masonry, each other and existing remaining copings with stainless steel pins set in epoxy grout. Seal anchor penetrations through membrane with Bituthene Liquid Membrane. Point bed joints and cross joints with mortar.

Approx. 150 LF x \$ _____/LF..... \$ _____

Total Section VI.....\$ _____

TOTAL SECTION I THROUGH SECTION VI (Do not include alternates or optional work).....\$ _____

NOTES:

1. Owner reserves the right to proceed with the work in phases. Portions of Phase II work may be shifted to Phase I based on job progress. Incomplete Phase I work may overlap into Phase II time period.
2. Stoppages are to be included in the General Conditions.
3. Work is permitted on the weekends, subject to contractor’s obtaining of the after-hours work permit and permissions from neighboring properties.
4. Any/all payments shall be based on actual verified quantities of work performed.
5. Work Schedule shall conform with the House Rules.
6. Bid prices shall be valid for contract award within sixty (60) days of receipt of bids.

List of Addenda Received:

Addendum # _____, Date _____ \$ _____
 Addendum # _____, Date _____ \$ _____
 Addendum # _____, Date _____ \$ _____

Proposed Time of Commencement: _____

Proposed Time of Completion: _____

Contractor: _____

Prepared & submitted by: _____

Authorized signature: _____ Date: _____

BID FORM
C1747
FIT Kaufman Hall - Façade Repairs
406 West 31st Street
New York, NY 10001

3/31/2026, Revised 5/7/26 for Addendum

II

Prepared by,

Darius Toraby Architects & Engineering

242 W. 27th Street

New York, NY

Description	Approx. Quantity	Units	Unit Price	Total Price
PHASE I: SOUTH AND WEST FACADES (July 2026 - June 2027)				
Section I. General Conditions, Overhead Protective Bridging, Protection.				
Part 1. General Conditions.	1	LS		
Part 2. Site Safety Plan and Site Safety Manager.				
a. Prepare site safety and protection plans.	1	LS		
b. Site Safety Manager - first six months and monthly cost for additional months.	1	LS		
b. Site Safety Manager - monthly cost after first 6 months.	-	/month		
Part 3. Overhead Protective Bridging and Protection.				
a. At South Elevation.	1	LS		
a. Monthly rental after first three months.	-	/month		
b. Construction fence at South Elevation (if required).	1	LS		
Part 4. Roof protection at east neighbor.	1	LS		
Subtotal, Phase I - Section I				
Section II. Access Staging and Inspections.				
Part 1. Pipe Scaffolding Support Platform				
a. Pipe Scaffold Support Platform between balcony lines (Area A)	1	LS		
b. Pipe Scaffold Support Platform at balcony lines (Area B east and Area B west).	1	LS		
c. Pipe Scaffolding Support Platform at east and west "blank walls".	1	LS		
Part 2. Engineered Enclosure System				
a. Engineered Enclosure System between balcony lines (Area A).	1	LS		
a. Monthly rental after the first three months.	-	/month		
b. Engineered Enclosure System at balcony lines (Area B east and Area B west).	1	LS		
b. Monthly rental after the first three months.	-	/month		
c. Engineered Enclosure System at east and west "blank walls".	1	LS		
c. Monthly rental after first three months.	-	/month		
Part 3. Outrigger scaffold work platforms at the east façade.	2	Drops		
Part 4. Inspections.	12	Drops		
Subtotal, Phase I - Section II (do not include alternates)				
Section III. Exterior Wall Repairs (at all facades).				
Part 1. Rake and repoint brick masonry.	15,000	SF		
Part 2. Brick Masonry Reconstruction.				
a. Individual brick and at areas smaller than 1 SF.	1000	Bricks		
b. At areas 1SF or larger in size.	500	SF		
Part 3. Vertical joint repairs.	800	LF		
Part 4. Window sill replacement on membrane flashing.	200	LF		
Part 5. V-groove and seal window sill cracks.	200	LF		
Part 6. Window Lintel Repairs.				
a. Window lintel replacement.	300	LF		
b. Window lintel painting.	600	LF		
Part 7. Window sealant replacement.				
a. At large windows. Approx. 4'-6" wide x 10'-6" tall.	100	Windows		
b. At mid-size windows. Approx. 3'-3" to 3'-7" wide x 10'-6" tall.	75	Windows		
c. At narrow windows. Approx. 2'-4" to 2'-11" wide x 10'-6" tall.	25	Windows		
Subtotal, Phase I - Section III				
Section IV. Corner Column Repairs at Southeast Bulkheads.				
Part 1. Exploratory Probes.	4	Probes		
Part 2. Brick Removal and Replacement at corner column.	40	LF		
Part 3. Steel Repairs.	40	LF		
Part 4. Painting Structural Steel	500	SF		

Total, Phase I - Section IV				
Section V. Steel Balcony Removals.				
Part 1. Steel fire balcony removals - Option A.				
a. At east balcony line.	12	Balcony		
b. At west balcony line.	14	Balcony		
<i>Part 1a. ALTERNATE: Steel fire balcony removals - Option B.</i>				
a. At east balcony line.	12	Balcony		
b. At west balcony line.	14	Balcony		
Total, Phase I - Section V (include Option A only)				
TOTAL PHASE I - SECTIONS I THROUGH V (Do not include alternates)				
PHASE II: NORTH & EAST FACADES (July 2027 - December 2027)				
Section I. General Conditions, Overhead Protective Bridging, Protection.				
Part 1. General Conditions.	1	LS		
Part 2. Site Safety Plan and Site Safety Manager.				
a. Prepare site safety plans. (Included in Phase I)				
b. Site Safety Manager - first six months and monthly cost for additional months.	1	LS		
b. Monthly rental after the first six months.	-	/month		
Part 3. Overhead Protective Bridging and Protection.				
a. At North Elevation (West 31st Street).	1	LS		
a. Monthly rental after the first three months.	-	/month		
Subtotal, Phase II - Section I				
Section II. Access Staging and Inspections.				
Part 1. Outrigger scaffold work platforms.	8	Drops		
Part 2. Inspections.	6	Drops		
Subtotal, Phase II - Section II				
Section III. Exterior Wall Repairs (at all facades).				
Part 1. Rake and repoint brick masonry.	10,000	SF		
Part 2. Brick Masonry Reconstruction.				
a. Individual brick and at areas smaller than 1 SF.	500	Bricks		
b. At areas 1SF or larger in size.	300	SF		
Part 3. Vertical joint repairs.	400	LF		
Part 4. Window sill replacement on membrane flashing.	100	LF		
Part 5. V-groove and seal window sill cracks.	100	LF		
Part 6. Shelf angle repairs (North façade only).				
a. Shelf Angle Repair Type A.	400	LF		
b. Shelf Angle Repair Type B.	200	LF		
c. Steel spandrel beam reinforcement	2000	Lbs		
d. Painting structural steel	500	SF		
Part 7. Window Lintel Repairs.				
a. Window lintel replacement.	100	LF		
b. Window lintel painting.	200	LF		
Part 8. Terra Cotta Repairs.				
a.i. Remove existing sealants, rake and repoint bed joints and cross joints	500	LF		
a.ii. Remove existing sealants, rake and repoint joints at terra cotta components, including pediments and window surrounds.	300	LF		
b.i. Patching at shallow patches (2" or less).	40	Patches		
b.ii. Patching at profiled patches.	10	Patches		
c. Terra Cotta Crack Repairs.	50	Locations		
Part 9. Window sealant replacement.				
a. At large windows. Approx. 4'-6" wide x 10'-6" tall.	75	Windows		
b. At mid-size windows. Approx. 3'-3" to 3'-7" wide x 10'-6" tall.	60	Windows		
c. At narrow windows. Approx. 2'-4" to 2'-11" wide x 10'-6" tall.	15	Windows		
Subtotal, Phase II - Section III				
Section IV. Corner Column Repairs at Southwest Bulkheads.				
Part 1. Exploratory Probes.	4	Probes		

Part 2. Brick Removal and Replacement at corner column.	40	LF		
Part 3. Steel Repairs.	40	LF		
Part 4. Painting Structural Steel	300	SF		
Total, Phase II - Section IV				
Section V. Garage Roof Parapet Repairs.				
Part 1. Cement stucco cladding at interior side of parapets.	350	SF		
Part 2. Reset coping stones on waterproofing membrane.	150	LF		
Total, Phase II - Section V				
TOTAL PHASE II - SECTIONS I THROUGH V				
COMBINED TOTAL - PHASE I + PHASE II (Do not include alternates or optional work)				