



DASNY

515 BROADWAY
ALBANY, NY 12207-2964
518.257.3000

28 LIBERTY STREET
55TH FLOOR
NEW YORK, NY 10005-1400
212.273.5000
800.992.2788

6047 TRANSIT ROAD
SUITE 103
EAST AMHERST, NY 14051
716.566.4400

3495 WINTON PLACE
BUILDING C, SUITE 1
ROCHESTER, NY 14623
585.450.8400

THESE DOCUMENTS CONTAIN POTENTIALLY SENSITIVE INFORMATION AND SHALL BE USED FOR THEIR INTENDED PURPOSE. ONCE THE INTENDED PURPOSE HAS CEASED, THE DOCUMENTS SHALL BE DESTROYED IN A SECURE MANNER.

IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY PERSON, UNLESS UNDER THE DIRECTION OF A LICENSED ARCHITECT/ENGINEER TO ALTER THIS DOCUMENT IN ANYWAY. ALTERATIONS MUST HAVE THE SEAL AFFIXED ALONG WITH A DESCRIPTION OF THE ALTERATIONS, DATE AND ARCHITECT'S/ENGINEER'S SIGNATURE. COPYRIGHT © 2022

PROJECT MANUAL

ENVELOPE RESTORATION & ASSOCIATED



New York
Public
Library

ASBESTOS ABATEMENT

NYPL SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

DASNY PROJECT NUMBER: 3706709999

DATE: 03/17/2025

100% SUBMISSION

VOLUME 1 OF 1

Curtis + Ginsberg Architects LLP

One Battery Park Plaza, 27th Floor
New York, NY 10004
212.929.4417

Seals & Signatures



100% Submission
March 17, 2025
1617-15 NYPL Schomburg Center



Table of Contents

1. Executive Summary
2. Architectural Narrative
3. Environmental Narrative
4. Specification Table-of-Contents
5. Specification List of Drawings
6. Appendix A - Cost Estimate

EXECUTIVE SUMMARY

The New York Public Library (NYPL) with the Dormitory Authority State of New York (DASNY) is undertaking alterations to the Schomburg Center for Research in Black Culture to repair and restore envelope elements as determined by inspections and as detailed in an inspection report. This submission by Curtis + Ginsberg Architects and its consultants comprises the 100% Construction Documents Submission for these upgrades.

The primary elements of the scope of services include:

- Roof replacements
- Glass block removal and replacement with windows
- Window replacements
- Curtain wall replacement
- Door replacements
- Façade restoration

Evaluation

Curtis + Ginsberg Architects LLP (C+GA) was retained by the Dormitory Authority of the State of New York (DASNY) on behalf of the New York Public Library (NYPL) to perform a limited inspection of the Schomburg Center for Research in Black Culture (Schomburg Center) envelope, excluding the connected Landmark Building and Countee Cullen Regional Branch Library Building. NYPL reports ongoing building leaks at roofs and walls during weather events, excessive condensation at windows and efflorescence on the inside face of exposed masonry walls.

This evaluation was conducted and is described in the Preliminary Design Report dated July 11, 2024.

* * * * *

DESIGN NARRATIVE REPORT - ARCHITECTURAL

Scope of Work

Curtis + Ginsberg Architects prepared design and construction documents for Envelope Restoration at NYPL Schomburg Center for Research in Black Culture. The primary elements of the architectural scope of work are as stated in the Executive Summary, the Preliminary Design Report, the drawings, and as follows.

NYPL reports ongoing building leaks at roofs and walls during weather events, excessive condensation at windows and efflorescence on the inside face of exposed masonry walls. The Preliminary Design Report describes the procedures and findings used to determine the scope of work. It also includes the building history and found conditions.

In an effort to remediate the issues reported by NYPL the fenestration and openings scope includes removal of original glass block to be replaced by aluminum windows, replacement of aluminum windows in poor condition with new aluminum windows, replacement of stainless steel curtain wall in poor condition with new aluminum curtain wall, replacement of aluminum and stainless steel entry doors in poor condition with new aluminum doors, and replacement of a hollow metal roof access door in poor condition with a new hollow metal door.

The roof scope includes replacement of roofing in poor condition, which is exhibiting active leaking with new roofing assemblies.

The façade restoration work includes selective masonry replacement, concrete and limestone repairs, expansion joint and sealant replacement, masonry cleaning, miscellaneous masonry repairs on the exterior and concrete masonry backup wall repairs on the interior of the fourth floor library stacks.

Codes and Standards

The alterations will be designed to adhere to the latest issues of the following codes, standards and guidelines:

- New York City Building Code 2022
- New York City Building Code 1968
- New York City Energy Conservation Code 2020
- New York State Uniform Fire Prevention and Building Code
- New York City Fire Code 2020

100% Submission
March 17, 2025
1617-15 NYPL Schomburg Center

- NFPA 101 Life Safety Code
- Local Law 79 of 2016
- ICC/ANSI A 117.1-2003 American National Standard - Accessible and Usable Buildings and Facilities
- 2010 ADA Standards for Accessible Design
- DASNY Design Professional Submission Requirements

Design Criteria

1. The primary criterion for design is to repair or replace elements which have been determined to contribute to ongoing building leaks at roofs and walls during weather events, excessive condensation at windows and efflorescence on the inside face of exposed masonry walls.

Proposed Design Alteration Intentions

Considerations:

Based on the findings of the Preliminary Design Report, the project team documented the restoration of the building envelope. Reference drawings for additional information.

Removals

- Cellar aluminum entry doors
- Stainless steel entry doors at first floor and stainless steel curtain wall at second floor
- Third floor hollow metal roof access door
- Aluminum windows at Cellar, First through Third floors and Roof
- Glass block at Cellar through Fourth floor
- Roofing and insulation at low bulkhead roof, mechanical roof, north bulkhead roof and south bulkhead roof
- Masonry, limestone, concrete as required to repair cracks, spalls or other damage
- Expansion joints and sealants

New Work

- Aluminum Windows at Cellar through Roof at location of removed aluminum windows and removed glass block
- Aluminum entry doors at Cellar and First floor and aluminum curtain wall at Second floor
- Third floor hollow metal roof access door

100% Submission
March 17, 2025
1617-15 NYPL Schomburg Center

- SBS roofing and insulation at low bulkhead roof, mechanical roof, north bulkhead roof and south bulkhead roof
- Selective masonry replacement
- Miscellaneous masonry repairs at exterior
- Concrete and limestone repairs
- Replacement expansion joints and sealants
- Masonry cleaning
- Concrete masonry backup wall repairs on the interior of the Fourth floor library stacks

DESIGN NARRATIVE REPORT - ENVIRONMENTAL

Scope of Work

LiRo Engineers, Inc. prepared design and construction documents for Envelope Restoration at NYPL Schomburg Center for Research in Black Culture. The primary elements of the environmental scope of work are as stated in the Executive Summary.

Codes and Standards

The remediation will be designed to adhere to the latest issues of the following codes, standards, and guidelines:

- 12 NYCRR, Part 56, "Asbestos", Industrial Code Rule 56 (DOL) (amended March 21, 2007).
- 6 NYCRR, Parts 360, 364, Disposal and Transportation (DEC)
- 10 NYCRR, Part 73, "Asbestos Safety Program Requirements" (DOH)
- 29 CFR 1910.1001, "Asbestos" (OSHA)
- 29 CFR 1926.1101, "Asbestos, Tremolite, Anthophyllite, and Actinolite" (OSHA)
- 40 CFR 61, Subpart A, "General Provisions" (EPA)
- 40 CFR 61, Subpart M, "National Emission Standard for Asbestos" (EPA)

Design Criteria

1. The primary criterion for design is to remediate asbestos-containing materials that will be impacted by the overall project scope of work in a safe and secure manner to prevent the release of asbestos fibers.

Proposed Design Alteration Intentions

The schematic documents are prepared to identify the known environmental concerns to be impacted by the work of this project. LiRo has identified materials assumed to exist and be ACM. These materials will require remediation prior to any impact by the project work, unless further survey efforts identify these materials as non-existent, non-suspect, or non-ACM by way of laboratory testing.

DASNY – NYPL SCHOMBURG CENTER ENVELOPE RESTORATION

DRAWING LIST

ARCHITECTURAL

G-000.00	COVER SHEET
G-001.00	SYMBOLS AND ABBREVIATIONS
G-002.00	ACCESSIBILITY NOTES I
G-003.00	ACCESSIBILITY NOTES II
G-004.00	BUILDING INFORMATION
G-005.00	ENERGY CONSERVATION CODE COMPLIANCE
G-006.00	GENERAL NOTES
G-007.00	SITE PLAN
G-008.00	PHASING PLANS I
G-009.00	PHASING PLANS II
V-001.00	FEMA MAP (FOR REFERENCE ONLY)
V-002.00	PRELIM FIRM MAP (FOR REFERENCE ONLY)
DM-001.00	DEMOLITION NOTES
DM-100.00	CELLAR DEMOLITION PLAN
DM-101.00	FIRST FLOOR DEMOLITION PLAN
DM-102.00	SECOND FLOOR DEMOLITION PLAN
DM-103.00	THIRD FLOOR DEMOLITION PLAN
DM-104.00	FOURTH FLOOR DEMOLITION PLAN
DM-105.00	ROOF DEMOLITION PLAN
DM-106.00	ENLARGED DEMOLITION PLANS
DM-200.00	EXTERIOR BUILDING ELEVATIONS I
DM-201.00	EXTERIOR BUILDING ELEVATIONS II
A-100.00	CELLAR CONSTRUCTION PLAN
A-101.00	FIRST FLOOR CONSTRUCTION PLAN
A-102.00	SECOND FLOOR CONSTRUCTION PLAN
A-103.00	THIRD FLOOR CONSTRUCTION PLAN
A-104.00	FOURTH FLOOR CONSTRUCTION PLAN
A-105.00	ROOF CONSTRUCTION PLAN

100% Submission
March 17, 2024
1617-15 NYPL Schomburg Center



A-106.00	ENLARGED CONSTRUCTION PLANS
A-200.00	EXTERIOR BUILDING ELEVATIONS I
A-201.00	EXTERIOR BUILDING ELEVATIONS II
A-300.00	FAÇADE DEFICIENCIES AND REPAIRS
A-301.00	FAÇADE DEFICIENCIES AND REPAIRS
A-302.00	4 TH FLOOR PLAN LIBRARY STACKS – INTERIOR REPAIRS
A-310.00	REPAIR DETAILS
A-311.00	REPAIR DETAILS
A-312.00	REPAIR DETAILS
A-313.00	REPAIR DETAILS
A-320.00	WINDOW LEGEND AND SCHEDULE
A-321.00	WINDOW DETAILS I
A-322.00	WINDOW DETAILS II
A-323.00	WINDOW DETAILS III
A-324.00	CURTAIN WALL DETAILS
A-325.00	PLAN DETAILS
A-330.00	ROOF DETAILS I
A-610.00	DOOR SCHEDULE
A-611.00	EXT DOOR HEAD & JAMB DETAILS
H-100.00	ASBESTOS ABBATEMENT GENERAL NOTES, SCOPE OF WORK, & DETAILS
H-101.00	THIRD FLOOR, ROOF – ASBESTOS ABATEMENT PLAN
H-102.00	FOURTH FLOOR, INTERIOR – ASBESTOS ABATEMENT PLAN I
H-103.00	FOURTH FLOOR, INTERIOR – ASBESTOS ABATEMENT PLAN II
H-104.00	ROOFS EXTERIOR – ASBESTOS ABATEMENT PLAN

END DRAWING LIST

DASNY – NYPL SCHOMBURG CENTER ENVELOPE RESTORATION
SPECIFICATIONS

DRAFT TABLE OF CONTENTS

Division 00 – Procurement & Contracting Requirements

Division 01 – General Requirements

01 12 00 – Contract Summary of Work

01 21 00 – Allowances

01 23 00 – Alternates

01 29 00 – Payment Procedures

Appendix: Schedules of Values

01 31 00 – Project Management and Coordination

01 32 00 – Project Scheduling and Progress Documentation

Appendix: Condition Phasing Schedule (to be provided by Owner prior to 100%)

01 33 00 – Submittal Procedure

Appendix: Submittal Schedule

01 40 00 – Quality and Code Requirements

Appendix: NYC Statement of Special Inspections and Tests

01 50 00 – Temporary Facilities and Controls

01 60 00 – Product Requirements

01 73 29 – Cutting and Patching

01 74 19 – Construction Waste Management

01 77 00 – Contract Closeout Requirements

01 78 23 – Operation and Maintenance Manuals

01 78 39 – As Built Documents

Division 02 - Existing Conditions

02 01 00 – Maintenance of Existing Conditions

02 41 03 – Demolition (Masonry Including Related Steel)

02 41 19 – Selective Demolition

02 82 00 – Asbestos Removal

02 84 00 – Non-Liquid PCB Materials Removal

100% Submission
March 17, 2025
1617-15 NYPL Schomburg Center



Division 03 - Concrete

03 90 00 – Concrete Repair

Division 04 – Masonry

04 05 13 – Masonry Repointing

04 21 13 – Masonry Restoration

Division 05 - Metals

05 50 00 – Miscellaneous Metals

05 50 03 – Lintel Replacement

05 52 13 – Pipe and Tube Railings

Division 06 - Wood, Plastics, Composites

06 10 53 – Miscellaneous Rough Carpentry

06 20 23 – Interior Finish Carpentry

Division 07 - Thermal and Moisture Protection

07 14 16 – Cold Fluid-Applied Waterproofing

07 21 00 – Thermal Insulation

07 52 16 – SBS Modified Bituminous Membrane Roofing

07 62 00 – Sheet Metal Flashing and Trim

07 84 13 – Penetration Firestopping

07 84 43 – Joint Firestopping

07 92 00 – Joint Sealants

Division 08 - Openings

08 11 13 – Hollow Metal Doors and Frames

08 42 13 – Aluminum-Framed Entrances

08 44 13 – Glazed Aluminum Curtain Walls

08 51 13 – Aluminum Windows

08 71 10 – Door Hardware

08 71 13 – Power Door Operators

08 80 00 – Glazing

100% Submission
March 17, 2025
1617-15 NYPL Schomburg Center



Division 09 - Finishes

09 22 16 – Non-Structural Metal Framing
09 29 00 – Gypsum Board
09 91 13 – Exterior Painting
09 91 23 – Interior Painting

Division 12 - Furnishings

12 24 13 – Roller Window Shades

END TABLE OF CONTENTS