

DESIGN & CONSTRUCTION 2011 ANNUAL REPORT MELLIN-MACNAB BUILDING

The following outlines the status of the renovation of the Mellin-Macnab building.

Design work: The project design and construction drawings are complete for the work to be completed in 2012. (Basement, lobby floor (1) and parlor floor (2)).

Permit approvals: All required approvals from NYC Landmarks and NYC-DOB for the 2012 work have been received.

Completed work: The Installation of the new roof and playground was completed in 2010. The installation of the new windows on floors 1(partial), 2,3,4,5 and 6 was completed in 2010. The demolition and asbestos removal from the old kitchen was completed in 2011. The installation of the new electrical service was completed in 2011.

Work in progress:

- 1/ The sidewalk replacement is completed with the exception of a small area on 12th street at the west end of the property. This will be completed after the fire sprinkler main is installed.
- 2/ The fire detection and alarm system is in the construction phase. Work in the south building is complete. The sanctuary and the Mellin-Macnab Building work is in progress.
- 3/ The remainder of the window replacement, (east side of lobby floor), and the new glass entry vestibule and doors will be completed in early 2012.
- 4/ The heating plant and heating system upgrade is in progress. The heating system work is complete. The heating system controls and the plumbing portion of the contract are scheduled to be completed in early 2012.
- 5/
The contract for the renovation of the 12 Street garden and entrance, basement, lobby floor and parlor floor including the architectural, electrical, plumbing, sprinkler and HVAC has been let. Work is planned to start in early 2012 and be completed in October 2012.

The remainder of the renovation, floors 3,4,5,6 and the construction of the mechanical penthouse will be undertaken when funding is available.

Special thanks to Tony Feliciano for his efforts in planning, coordinating, scheduling and acting as liaison with the contractors for the renovation.

Respectfully submitted by:
Ralph Morgan, Project Manager