

## R A N D

## Chelsea Atelier

## Facade Inspection Safety Program Repair



The Chelsea Atelier, built in 1912 and converted to condominiums in 1997, is distinguished by a distinctive curved cornice that vaults out beyond the building line; decorative terra cotta friezes; and a two-story rusticated limestone base.

**PROPERTY**

The Chelsea Atelier, a 12-story, 33-unit condominium at 245 Seventh Avenue in Chelsea, Manhattan.

**PROJECT OVERVIEW**

Design and construction administration of 7<sup>th</sup> Cycle Facade Inspection Safety Program (FISP) repair work.

**SCOPE OF WORK**

After performing a 7<sup>th</sup> Cycle FISP survey inspection, RAND designed and administered a repair program that entailed the following work items:

- Brickwork replaced along elevations and parapet walls
- Decorative terra cotta segments repaired or replaced with newly fabricated molds
- Clay camelback coping segments replaced along parapet walls
- Windows lintels replaced
- Stone windowsills replaced
- Cross joints recaulked

**Special Inspections**

As the Special Inspections Agency for the project, RAND provided Special Inspection services for structural steel (welding).

RAND's Code & Zoning Compliance Team obtained all of the necessary work permits from the New York City Department of Buildings.

RAND has been providing engineering and architectural services for the Chelsea Atelier since 1991.

**ENGINEER**

RAND Engineering & Architecture, DPC

**CONTRACTOR**

DNA Contracting & Waterproofing

**CONSTRUCTION COST**

\$275,000