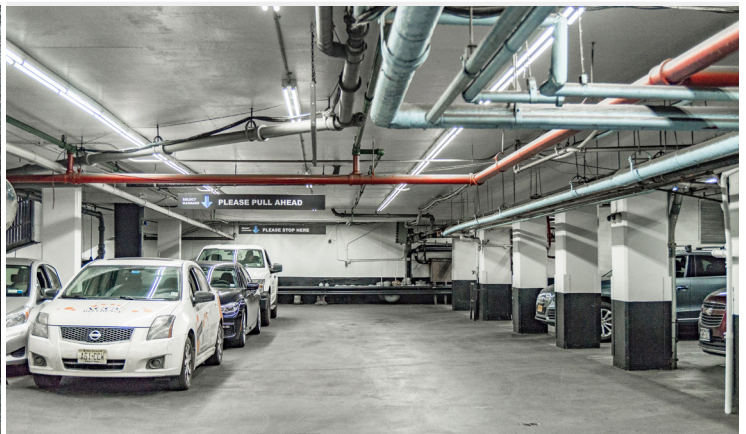


R A N D

Garage Repair

245 East 54th Street

After conducting a peer review of a physical condition survey, which found water penetration from an above-ground plaza fountain into the garage structure, RAND was subsequently engaged to design and administer a garage repair program.

PROPERTY

The Brevard, 29-story residential building with two levels of below-ground parking at 245 East 54th Street in Midtown East, Manhattan. Built in 1977, the Brevard was converted to a cooperative in 1983.

PROJECT OVERVIEW

Water penetration into the cellar and sub-cellar parking garage led to deteriorated concrete throughout the garage, specifically at the concrete slab between the cellar and sub-cellar level. RAND was engaged to design and administer the repair of the garage space.

SCOPE OF WORK

RAND designed and administered the following work items:

- Repair of defective concrete garage slab sections
- Repair of defective concrete garage ceiling sections, including refurbishment of exposed rebar
- Cut-out and repair of cracks in concrete garage ceiling
- Gel-injection method used to seal leaking cracks
- Mechanical scarification and removal of existing vehicular coating system atop parking garage north entry ramp; application of new heavy duty vehicular grade traffic bearing coating system

Special Inspections

As the Special Inspections Agency for

the project, RAND provided Special Inspection services for the following:

- Cast-in-place concrete
- Alternative materials
- Adhesive anchors in concrete

Code & Zoning Compliance

RAND obtained all work permits and permissions from the Buildings Department.

ARCHITECT/ENGINEER

RAND Engineering & Architecture, DPC

CONTRACTOR

Structural Preservation Systems, Inc.

CONSTRUCTION COST

\$175,200