

# R A N D

## Facade Re-skinning and Exterior Repairs

33 Fifth Avenue



The top six stories of the eastern facade of 33 Fifth Avenue, a luxury co-op in Greenwich Village, were re-skinned as part of an exterior repair program to stop persistent leaks. The project included reconstruction of decorative stone balustrades.

### PROPERTY

15-story, 60-apartment cooperative, built in 1924, in Manhattan's Greenwich Village Historic District

### PROJECT OVERVIEW

Wind-driven rain caused heavy water damage and persistent leaks on the upper floors of the east-facing facade. RAND specified re-skinning the top six stories of the eastern facade, which required removing the exterior brick, applying a layer of mortar and waterproofing membrane, and installing new brick.

The work uncovered rusted structural steel members, which were subsequently reinforced.

### SCOPE OF WORK

As Architect of Record, RAND designed and administered the following work items for the 7<sup>th</sup> Cycle Facade Inspection & Safety Program:

- Face brick and decorative stone replacement
- Mortar joint repointing
- Reconstruction of decorative stone balustrade and stone urns
- Reinforcement of structural steel
- Restoration/replacement of decorative terra cotta and limestone elements
- Restoration of steel balconettes, gates, and window grilles

- New lead-coated copper cladding along penthouse bulkhead

### EXPEDITING SERVICES

RAND obtained all New York City Department of Buildings and Landmarks Preservation Commission work permits and approvals.

### ARCHITECT

RAND Engineering & Architecture, DPC

### CONTRACTOR

Central Construction Management

### MANAGING AGENT

Gumley-Haft, Inc.

### CONSTRUCTION COST

\$470,000