

R A N D

Tomas Maier

Mechanical System Upgrade and Limited Facade Repair



Tomas Maier's first Manhattan boutique required an entirely new mechanical system to heat and cool its 4,000-square-foot retail space encompassing two levels of a 19th century Upper East Side townhouse at 956 Madison Avenue.

PROPERTY

4,000-square-foot clothing boutique for private label Tomas Maier at 956 Madison Avenue in the Upper East Side Historic District of Manhattan.

PROJECT OVERVIEW

Mechanical system upgrade and limited facade repair program.

SCOPE OF WORK

RAND designed and administered the following work items:

- Installation of air-cooled condensers atop second-floor setback roof and new 7.5-ton condenser unit
- Condenser unit connected to split-system air handler serving first-floor retail and second-floor showroom spaces
- New electrical supply and local disconnect switches to new condensers and interior air handlers
- Patching of limestone segments along the upper part of the exterior wall
- Installation of new signage
- Special Inspection services for mechanical system upgrade

RAND's Code & Zoning Compliance Team obtained work permits from the New York City Department of Buildings and Landmarks Preservation Commission.

ENGINEER

RAND Engineering & Architecture, DPC

ARCHITECT

Mario Ciuffarin Architect

CONTRACTOR

Michilli Inc.

CONSTRUCTION COST

\$400,000