

R A N D**310-312 West 122nd Street****Physical Condition Survey – Capital Needs Assessment**

RAND performed a “roof-to-cellar” visual survey and submitted a report outlining detected deficiencies (such as corroding stairs, cracked coping, and exposed sprinkler heads) as well as itemized budget projects for the cost of recommended corrective work.

PROPERTY

Two five-story brownstones, each with 10 cooperative apartments, constructed in 1900. Located in the Central Harlem section of Manhattan.

PROJECT OVERVIEW

Roof-to-cellar Physical Condition Survey of the property’s building systems, including the facades, roofs, heating plant, plumbing, electrical, exterior site, and select apartment interiors.

SURVEY FINDINGS

RAND’s Survey Report listed short-, mid-, and long-term recommendations

for repair, replacement, and restoration. Short-term items included:

- Stucco and terra cotta repairs and restoration
- Camelback coping repairs
- Skylight refurbishment
- Building entrance stair rehabilitation
- Water-damaged finishes restoration
- Baseboard heating controls upgrades

CAPITAL IMPROVEMENTS

Based on the findings in the Physical

Condition Survey Report, RAND is designing and administering the following capital improvement projects:

- Roof and parapet replacement
- Mechanical, electrical, and plumbing systems for a new laundry room
- Apartment radiator alterations
- Boiler flue repair and extension

CONSTRUCTION COST TO DATE

\$400,800

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC