

# R A N D

## New Exercise Room and Laundry Relocation

1150 Fifth Avenue



A new cellar-level exercise room and relocated laundry room at 1150 Fifth Avenue involved new architectural, heating, ventilation, air-conditioning, plumbing, sprinkler, and electrical design.

### PROPERTY

15-story, 74-unit cooperative built in 1924 and designed by J.E.R. Carpenter in the Expanded Carnegie Hill Historic District.

### PROJECT OVERVIEW

New cellar-level exercise room (610 square feet) build-out and laundry room (150 square feet) relocation.

### SCOPE OF WORK

RAND specified and administered the following work items:

- HVAC system design and installation
- New sprinkler system
- Through-wall outside air intake opening to courtyard
- Sheet metal ductwork for laundry dryer exhaust system
- Domestic water, gas, sanitary, and vent piping
- Power and lighting circuit wiring and conduits for light fixtures, cable TV, data, security system, and intercom
- Fire-rated partition walls and fire-rated door and frame assemblies
- Window removal and new steel egress door and frame and external metal staircase installation
- Concrete floor preparation and new sheet vinyl floor and baseboard trim
- Rubber flooring and wall mirrors with stainless steel frames for exercise room

RAND obtained work permits from the New York City Department of Buildings and Landmarks Preservation Commission.

### ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

### CONTRACTOR

Kudos Construction Corp.

### CONSTRUCTION COST

\$176,000