

R A N D

Franklin Plaza Apartments

Capital Improvement Program



Franklin Plaza Apartments, a 14-building cooperative in East Harlem, completed a Major Capital Improvement Program, which included facades, roofs, heating plants, water heating tanks, and exterior site.

PROPERTY

Residential cooperative complex spread out over two adjacent city blocks, comprised of 14 buildings, each 20 stories tall, with 1,635 total apartments, in East Harlem. Built in 1960, Franklin Plaza apartments is a Mitchell Lama development funded by the NYC HDC.

PROJECT OVERVIEW

Major capital improvement program including the facades, roofs, heating plant, plumbing, common area repairs, and exterior site. The repair and upgrade program was developed based on a roof-to-cellar physical needs

assessment RAND conducted of the development's building systems.

CAPITAL IMPROVEMENTS

RAND designed and administered the following capital improvement projects:

- Boiler replacement and heating plant upgrade
- New boiler plant annex construction
- Oil storage tank abandonment
- Oil-to-gas conversion
- ADA-compliant ramps and handrails
- Facade Inspection Safety Program
- 7th Cycle inspections and repair programs

- Main roof and bulkhead roof replacement
- Asbestos abatement
- Water tower enclosure repair
- Interior walkways and exterior sidewalk replacement
- Parking lot resurfacing

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

GENERAL CONTRACTOR

Central Construction Management

CONSTRUCTION COST

\$31 million