



# Lobby Renovation & Entrance Alteration

Hudson Tower  
350 Albany Street, Battery Park City

## PROPERTY

Hudson Tower, a full-service 16-story, 133-unit luxury condominium with a 24-hour concierge, was built in 1986 and is situated in Battery Park City.

## PROJECT OVERVIEW

Renovation of the existing lobby and accessory spaces aimed to revitalize and achieve a lighter and contemporary aesthetic, incorporating design updates to ensure ADA compliance across resident spaces. Additionally, upgrades were made to the mechanical systems to optimize functionality and energy efficiency.

## SCOPE OF WORK

### Architectural Design

- Coordinated new floor, wall and ceiling finishes throughout.
- Design and installation of new automatic sliding entrance doors at the main residential entrance and side entrance.
- Design/detailing of new custom millwork desk, millwork wall panels, mailbox tables and decorative ADA-compliant railings.
- Design/detailing of new custom metal & glass decorative wall assembly.



## RAND Project Profile: Hudson Tower Lobby Renovation & Entrance Alteration

- Design/detailing of a new coffer ceiling assembly, with coordination for HVAC ductwork and access panels.
- Design/detailing of new millwork storage shelves for the existing package room.

### Structural Design

- Design and installation of new reinforced concrete slab-on-grade, concrete stair and modification of existing concrete ramp.
- Design/reinforcement of existing masonry knee wall.

### MEP Design

- Design and installation of new split system air conditioning equipment and associated ductwork, including new programmable thermostat and remote temperature sensors.
- Design and installation of new hot water cabinet heaters for the vestibules.
- Installation of new electrical outlets and coordination of security, telephone, and data connections for the new reception desk.
- Installation of new LED light fixtures and exit signage.

## ADDITIONAL SERVICES

- Special Inspections
- Code & Zoning Compliance



BEFORE



AFTER

### ARCHITECT & ENGINEER OF RECORD

RAND Engineering & Architecture, DPC

### Interior Designer

Capellini Design Associates

### CONTRACTOR

Pronos Construction Corp.

### OWNER'S REPRESENTATIVE

Wyatt Marley Construction Consultants