

project profile

Roof Replacement and Facade Restoration 7 East 85th Street

Property: 7 East 85th Street

Residential cooperative; 10 stories, 40 units

Upper East Side of Manhattan

Project Scope: Roof Replacement and Facade Restoration

Physical Condition Survey: September to October 1999

Design/Bidding Phase: April to August 2000

Construction Phase: September 2000 to May 2001

Contractor: Wolf Installations, Woodmere, N.Y.

\$278,000 contract price

Property Manager: Michael Wolfe

Midboro Management, New York, N.Y.

Board Contact: Daniel Brooks, 7 East 85th Street Corp.



A new concrete paving system was installed at three apartment terraces for recreational use of the roof.



Highlights:

- Installed new roofing system, including copper flashing and counterflashing, parapet copings, and repaired underlying concrete roof deck.
- Installed new concrete paving system to enable recreational use of penthouse apartment terraces.
- Replaced defective brickwork; repointing; repaired and refurbished steel lintels, replacement of defective window sills.
- Replaced existing fireplace chimney coping stones.
- Refurbished skylight assemblies on penthouse roof.



R A N D

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