

## R A N D

## Nordeck Apartments

## Capital Improvement &amp; Storm Resiliency Program



Nordeck Apartments, a 6-building cooperative on the Rockaway Peninsula, obtained funding from NYC Housing Recovery's Build It Back Program for a major capital improvement program after sustaining damage during Hurricane Sandy.

**PROPERTY**

Six-building, 342-unit Mitchell-Lama cooperative occupying one superblock, built in 1960 in Arverne, NY.

**PROJECT OVERVIEW**

Nordeck sustained substantial damage during Hurricane Sandy in 2012 when winds ripped at the roofs and water flooded the basements and heating plant. RAND performed structural evaluations and physical condition survey and generated a comprehensive scope of work for all of the major building systems.

**CAPITAL IMPROVEMENTS**

RAND designed and administered the

following capital improvement projects to repair damage, upgrade the complex, and strengthen the resiliency of the buildings for future storms:

- Facade restoration and repairs
- Roof replacement and repairs
- Window replacement with energy efficient, hurricane grade window assemblies
- Building interior repairs
- Heating plant relocation/upgrade from one plant to six individual, high-efficiency boiler rooms above flood elevation
- Electrical distribution system upgrade
- Service ramp repair

- ADA apartment renovations
- Exterior site upgrades

RAND served as Special Inspections agency for the project.

RAND's Code & Zoning Compliance Team also obtained all necessary work permits from the New York City Department of Buildings.

**ENGINEER/ARCHITECT**

RAND Engineering & Architecture, DPC

**GENERAL CONTRACTOR**

Skyline Restoration

**CONSTRUCTION COST**

\$53 million