

R A N D

HVAC, Electrical, and Plumbing Upgrade

148 West 37th Street, 8th Floor**PROPERTY**

7,500-square-foot space in
Midtown Manhattan, office of
Midboro Management, Inc.

PROJECT OVERVIEW

Design of HVAC, plumbing, electrical,
and fire-protection systems.

ENGINEER

RAND Engineering & Architecture, PC
New York, N.Y.

CONTRACTORS

Poler Contracting, Inc. (general)
A&J Mechanical (HVAC)
\$400,000 construction cost

PROPERTY MANAGER

Michael Wolfe
Midboro Management, Inc.
New York, N.Y.



Working within a tight two-month time frame, Rand designed the HVAC, plumbing, electrical, and fire protection systems for Midboro Management's Midtown office.

SCOPE OF WORK**HVAC**

- Installed 15-ton-capacity air conditioning unit; condenser and evaporator section with fan were assembled on site.
- Recirculated airflow design ensures proper ventilation to offices and open areas through suspended ductwork system.
- Installed electrical duct heater within main supply air trunk to supplement perimeter steam-heat system.

Electrical

- Designed an electrical closet separate from server room, with new power feeders.
- New electrical equipment included circuits and current breakers panels for lighting circuits and receptacles.
- Air conditioning has dedicated shut-off switch.

Plumbing & Fire Protection

- Designed piping layout for kitchen and restrooms; kitchen lines tied into existing risers.
- Installed domestic hot-water heater.
- Installed new sprinkler heads, heat sensors, and strobe lights for fire alarm system.



The suspended ductwork system, including supply and return air trunks and branches, provides effective ventilation throughout the office.