

# R A N D

## Townhouse Renovation

6 Sutton Square



In-progress renovation of the townhouse at 6 Sutton Square includes complete building system replacements, redesign of the interior layout, and installation of new features and amenities, such as a recreational roof deck.

### PROPERTY

Five-story East Midtown townhouse plus basement, built circa 1920.

### HIGHLIGHTS

RAND specified and administered upgrade of all major building systems, including the following:

#### Mechanical/Electrical/Plumbing

- Heating, ventilation, and cooling system replacement/modernization
- Electrical and plumbing system replacement/modernization
- New fire sprinkler system installed
- New elevator shaftway enclosure

#### Architectural

- Complete renovation of all floors
- New finishes throughout, including flooring, cabinetry, doors, hardware, millwork, and plaster cornices

#### Exterior Envelope

- Complete roof replacement
- Parapets replaced
- New recreational roof deck featuring stone pavers, wet bar, barbecue station, and refrigerators
- New rooftop structure to accommodate roof access
- Window replacement
- Masonry facade repair/restoration

#### Structural

- Cellar slab lowered to increase floor-to-floor height
- Load-bearing walls relocated
- New stairs installed
- New elevator bulkhead installed

#### Exterior Site

- New stone pavers, curbs, and steps
- New ornamental fence and gate

### ENGINEER AND ARCHITECT

RAND Engineering & Architecture, DPC

### CONSTRUCTION COST

\$4 million (estimated)