

R A N D

The Warwick Hotel

Local Law 10/80 and 11/98 Facade Inspections and Repair Programs



Publishing magnate William Randolph Hearst built The Warwick Hotel in 1927 as a lavish guesthouse for his celebrity friends. Regular guests of note included Elvis Presley, James Dean, Elizabeth Taylor, the Beatles, and Cary Grant (a long-term resident).

PROPERTY

36-story, 426-room luxury hotel located at 65 West 54th Street in Midtown Manhattan.

PROJECT OVERVIEW

RAND conducted 4th and 5th Cycle Local Law 10/80 and 11/98 facade inspections and designed and administered the follow-up repair programs.

SCOPE OF WORK

RAND specified and administered the following work items:

- Replaced defective brickwork and

repointed brickwork mortar joints along the exterior elevations, parapets, and bulkhead walls

- Repaired deteriorated terra cotta and stone elements and stucco sections
- Replaced defective clay roofing tile sections
- Replaced severely oxidized and deflected window lintel steel
- Repaired defective concrete balcony floor surfaces
- Pressure washed masonry surfaces on first three floors of street facades with an environmentally safe cleaning solution

RAND obtained work permits from the New York City Department of Buildings.

RAND has also worked on other projects for The Warwick, including an adjacent construction evaluation and a basement floor evaluation.

ENGINEER

RAND Engineering & Architecture, DPC

CONTRACTOR

Maloy Restoration Corp.

CONSTRUCTION COST

\$185,000