

THE FISCHER MILLS BUILDING

HVAC Central Plant Upgrade

62 Beach Street, New York, NY

The Building:

The Fischer Mills Building was constructed in 1860 and was converted in 1999 into a residential loft building. It is 8 stories, 88,000 square feet and has 33 dwelling units.

The building has a 2-pipe central heating and cooling plant that provides either hot or chilled water to fan coil units in each loft. There have been distribution and premature equipment failure problems.

Nature of Firm's Responsibilities:

Landmark Facilities Group, Inc. (LFG) was commissioned to investigate the causes of the HVAC problems and to design corrective measures. Drawings and specifications were developed for contractor bidding. LFG remained active throughout construction as a consultant to the owner.

