



## 10 South Street - Landmarked Hospitality Development

The landmark Battery Maritime Building, once a historic ferry terminal in lower Manhattan is now home to a great hall, hotel and Cipriani rooftop restaurant. EP Engineering has teamed up with Midtown Equities and Marvel Architects on the design for new hospitality destination located at 10 South Street. The 5-story structure consists of a Great Hall, 3rd/4th Floor Hotel and 5th Floor restaurant/club totaling 162,000 square feet. The MEP systems include high efficiency gas fired rooftop units, VRF split system air conditioning units capable of simultaneous heating and cooling, new electrical services, emergency generator, radiant floor heating, instantaneous type hot water boilers for domestic and kitchen use.

### Challenges:

- EP had to design a multi-zone and code compliant HVAC system that preserved the architects and interior designers' vision of the landmarked Great Hall by carefully designing into and around the various architectural features.
- Develop of energy efficient air conditioning and heat systems that would limit the required roof space and reduce construction costs.
- Minimizing floorspace required by MEP systems saving valuable square footage for the restaurant and hotel suites.

### Achievements:

- We were able to create an up-to-date and efficient MEP system that performed for the client while conserving the antique features of the space; both interior and exterior.
- EP designed new transformers to accept 480V service from Con Edison to eliminate a proposed vault.
- Outside air and condensing units were strategically coordinated on the roof to preserve sightlines, landmark status and preserve future expansion capability.

### Locations:

10 South Street  
New York, NY 10004

### Project Size:

162,000 SF

