



Battery Maritime Building – Cipriani's

Originally a Beaux-Arts building and later a ferry terminal, the landmarked Battery Maritime Building will now be reimagined into a hotel, event space and Cipriani rooftop restaurant. EP Engineering has partnered with Midtown Equities and Marvel Architects on the design for the historic project. Some highlights of the development: the Great Hall, served by a spacious 2,500 sf kitchen, will be utilized for events and the hotel patrons. The second floor will include a 400 sf café and a 5,000 sf spa. There will be an additional 1,400 sf kitchen to accommodate the Cipriani's members only club and rooftop. Other features include high efficiency gas fired rooftop units, make up air units, VRF split system air conditioning units for heating and cooling, grease interceptors and instantaneous hot water boilers.

Engineering Challenges:

- Designed HVAC systems in and around the existing architectural features; leading to the design of three independent kitchen facilities
- Redirected the grease laden kitchen exhaust away from the outside air intake units and hotel guest balconies
- Rerouted the welded black iron ductwork from the canopy hood below the existing structures and out to the roof
- Utilized minimal floor space for the MEP systems to maximize square footage for the restaurant and hotel
- Upgraded the electrical service to handle kitchen and refrigeration equipment

Engineering Outcomes:

- Designed an instantaneous domestic hot water heating plant for the kitchen facilities
- Created a modern and efficient MEP & kitchen exhaust system
- Utilized transfer air from the member's club and restaurant to the fifth-floor kitchen to minimize the size of the makeup air unit. This technique was cost efficient
- To maintain landmark status, preserve sightlines, and future expansion capability, the kitchen exhaust fans and outside air units were strategically coordinated on the roof
- Created a cooling system to accommodate the walk-in refrigeration and freezer boxes

Locations:

10 South Street
New York, NY 10004

Project Size:

162,000 SF

