

# ModernHaus Soho

## Conditions Assessment and Renovations

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<b>Location</b>	New York, New York	<b>Size</b>	18-story high-rise, over 100 guest rooms
<b>Architect</b>	Palette Architecture and Wilson Associates	<b>Cost</b>	Not Disclosed
<b>Services</b>	MEP/FP	<b>Completed</b>	2021

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The chic, 18-story high-rise hotel in Soho provides luxury accommodations and unique amenities for its guests. The guestrooms and suites are renovated with residential-inspired touches to provide maximum comfort. Visitors can unwind in the multiple restaurants and bars including the 2nd Floor Restaurant/Bar, the Veranda, and the Jimmy roof-top pool bar.

Kohler Ronan's services commenced with a full building assessment of the MEP/FP systems. Existing MEP/FP conditions and useful life were evaluated and recommendations for infrastructure requirements were provided. Simultaneously, architectural projects were being developed to enhance the décor and functionality of the overall hotel including the renovation of guest rooms, the primary street-level Lobby, Jumpin Jacks Lounge and Eatery, Signature Room event space, Veranda, and Back Bar spaces. Our engineers also designed modifications to the existing infrastructure to accommodate these new and renovated spaces including new kitchen layouts, bar spaces, bathrooms, and guestroom modifications. To expedite and complete projects in a condensed construction schedule, the design team issued multiple, phased filing packages to address MEP/FP systems in specific areas of work. The resulting quicker sign-off and close-out of projects was critical to the successful completion of this project.





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