

One Park Avenue

RAMSA Office Renovation

Location	New York, New York	Size	65,000 square feet
Architect	Robert A.M. Stern Architects	Cost	Confidential
Services	MEP/FP	Completed	2018



After numerous years in its lower Manhattan location, Robert A.M. Stern Architects made a move to Midtown, selecting One Park Avenue as its new home. Prior to the relocation of nearly 300 professionals, the distinguished design firm needed to design its own space; Kohler Ronan was delighted to collaborate by providing MEP/FP and Technology Design. The scope of this 65,000 square-foot corporate project consisted of a tenant fit out of the entire 16th and 17th floors as well as the partial basement. For Kohler Ronan's part, we designed entirely new mechanical, electrical, plumbing, and fireprotection distribution serving all floors. Mechanical air distribution incorporated variable air volume (VAV) systems with hot water reheat zoned for the new programming. Spaces served include conference rooms, open workspaces, a print shop, and a model shop housing a laser cutter. The exhaust system for the model shop required careful coordination with the existing building tenants and existing chases to ensure discharge at the roof and away from fresh air intakes into the building. Supplemental cooling units were designed for the IT closets and the data server room.

Regarding Kohler Ronan's technology design scope, our specialists designed IT structured cabling to support LAN and Wireless LAN systems for the new corporate space. Included were design and equipment layout for the main server room and one telecommunications room. In addition, electronic access control, video surveillance, video intercom, and overhead paging systems were incorporated. AV infrastructure design was provided for multiple conference rooms as well as a war room. Our designers worked closely with the owner's IT group to coordinate various design requirements and construction administration oversight responsibilities.



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