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## Converting an existing high rise building into a comm'l. condominium

### **ny** Bldg. Conversions



By David  
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We have been hired to complete various projects for which an existing single owner occupied high rise building, built for a specific use, is reengineered into multi-tenant/commercial condominiums. The goals of these projects have been to redevelop the MEP/FP systems that are most important to the end user and sell the remaining assets. The challenge for this type of project is in

changing the original design intent of the building and redistributing the vertical services for multi-tenant use in a manner that is best suited to the interests of the existing owner. The key to a successful project is reviewing all of the vertical systems, including vertical transportation and electrical/mechanical risers, and identifying what separate systems the existing owner is required to maintain vs. which services can be cost effectively separated thereby making the building flexible for future condominium owners. Key issues, if planned correctly, will not affect the operation of the facility. The issues that must be considered include: electrical systems having dedicated services and risers for mission critical tenants – failure to plan

for this integration could result in downtime exposure and electrical shut offs. Dedicated separate mechanical units designed to maintain the greatest flexibility and isolation from failure among condominium owners. Definitive clarity of transitioning operations to the new owners. Importance of commissioning of MEP/FP systems to turning over and accepting the new facility. The schedule for this type of conversion project is accelerated, therefore planning for the key MEP/FP issues will facilitate a smooth and timely transition.

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