The New York Times Auilding

620 Eighth Avenue | New York | New York | 10018

The New York Times Company **Owners**

Forest City Ratner Companies

AMEC Construction Management, Inc. (Core & Shell) Cost

Turner Construction (NYTimes Interiors)

Architects Renzo Piano Building Workshop

FXFOWLE Architects

Gensler (Interiors)

Thornton Tomasetti

Flack & Kurtz **MEP**

CM

Class A office space plus ground floor retail

52 Stories | 1,500,000 ft² Approximately \$1 Billion

Architecture 48 story cruciform plan tower above 4 story pedistal

Exposed structural system Open air birch and moss garden

TheTimesCenter cultural center and performance space

Structural

Foundation 6,000 psi spread footings on bedrock

24-inch diameter steel-encased concrete caissons at southeastern corner

Superstructure Composite beam & girder floor system with 3" metal deck & 2 1/2" normal-weight concrete

Typical bay size is 30' x 40'

Beam and girder sizes range from W18 to W21

Dog-legged beams extend through facade for **UFAD** system

Box columns anchor the building at corners

Lateral System Steel core in tower consisting of K-braces and

chevron braces

Outriggers on mechanical floors (28 & 51) to engage all columns in lateral system

Exposed pretensioned rods contribute to the transparency of the building

Connections Built-up knuckle connection for exterior X-braces

> Outriggers oriented in weak direction for ease of connection

Mechanical

Air Distribution

UFAD system for NYT floors (2-27)

Overhead ducted system for floors (29-50)

Floor-by-floor VAV air handlers

Cooling

6000 ton central chilled water plant

(5) 1150 ton centrifugal chillers

(1) 250 ton single stage absorption chiller

Heating

Low pressure steam throughout building Steam coils in floor-by-floor air handlers

Cogeneration

1.4 MW cogeneration plant on-site

Heating hot water for perimeter heat

(2) parallel natural gas-fired reciprocating

Waste heat for absorption chiller and

perimeter heating

Miscellaneous

Building Automation System is Siemens APOGEE

Automatic wet sprinkler and standpipe system

Waterless urinals and low-flow fixtures

Construction Management

Delivery

Design/Bid/Build and CM-at-risk hybrid

Specialty contractor early involvement

Enclosure

Life Safety

Ceramic tube double-skin curtain wall array over ultra-clear glass

Fluid applied asphalt roof with 24"x24" precast roof

pavers and stone ballast

Standpipe system with automatic wet sprinkler system and valved outlets on each floor.

Base Class E addressable fire alarm system along with ADA compliance on each floor.

Transportation

Advance dispatch elevator system. Internal connecting stairs in NYT spaces.

Lighting/Electrical

Daylighting

Automated roller shading

Daylighting sensors

Horizontal exterior ceramic rods spaced at

variable center-to-center distances

Lighting

Lutron "Quantom" Controls system for integrated

daylighting, dimming, and shading control

18,000 DALI Dimmable Ballasts

Year Average .38 watts/s.f. Lighting Power Density

Electrical

6 watts/s.f. demand lighting and power

Provisions for tenant generators

2 electrical closets per floor

Telecom.

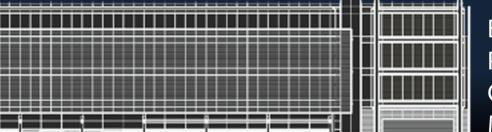
Main telephone distribution facility

Multiple service providers

Erika Bonfanti

Nicole Dubowski

Andres Perez Kyle Horst



Ben Barben Peter Clarke Craig Casey Matt Hedrick

Dan Cox Chris Wiacek

Casey

Leman Justin Miller Construction Management

