

# The New York Times Building

620 Eighth Avenue | New York | New York | 10018

<b>Owners</b>	The New York Times Company Forest City Ratner Companies	<b>Function</b>	Class A office space plus ground floor retail
<b>CM</b>	AMEC Construction Management, Inc. (Core & Shell) Turner Construction (NYTimes Interiors)	<b>Size</b>	52 Stories   1,500,000 ft <sup>2</sup>
<b>Architects</b>	Renzo Piano Building Workshop FXFOWLE Architects Gensler (Interiors)	<b>Cost</b>	Approximately \$1 Billion
<b>Structural</b>	Thornton Tomasetti	<b>Architecture</b>	48 story cruciform plan tower above 4 story pedestal Exposed structural system Open air birch and moss garden TheTimesCenter cultural center and performance space
<b>MEP</b>	Flack & Kurtz		

## Structural

<b>Foundation</b>	6,000 psi spread footings on bedrock 24-inch diameter steel-encased concrete caissons at southeastern corner
<b>Superstructure</b>	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
<b>Lateral System</b>	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
<b>Connections</b>	Built-up knuckle connection for exterior X-braces Outriggers oriented in weak direction for ease of connection

## Construction Management

<b>Delivery</b>	Design/Bid/Build and CM-at-risk hybrid Specialty contractor early involvement
<b>Enclosure</b>	Ceramic tube double-skin curtain wall array over ultra-clear glass Fluid applied asphalt roof with 24"x24" precast roof pavers and stone ballast
<b>Life Safety</b>	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.
<b>Transportation</b>	Advance dispatch elevator system. Internal connecting stairs in NYT spaces.

## Mechanical

<b>Air Distribution</b>	UFAD system for NYT floors (2-27) Overhead ducted system for floors (29-50) Floor-by-floor VAV air handlers
<b>Cooling</b>	6000 ton central chilled water plant (5) 1150 ton centrifugal chillers (1) 250 ton single stage absorption chiller
<b>Heating</b>	Low pressure steam throughout building Steam coils in floor-by-floor air handlers Heating hot water for perimeter heat
<b>Cogeneration</b>	1.4 MW cogeneration plant on-site (2) parallel natural gas-fired reciprocating engines Waste heat for absorption chiller and perimeter heating
<b>Miscellaneous</b>	Building Automation System is Siemens APOGEE Automatic wet sprinkler and standpipe system Waterless urinals and low-flow fixtures

## Lighting/Electrical

<b>Daylighting</b>	Automated roller shading Daylighting sensors Horizontal exterior ceramic rods spaced at variable center-to-center distances
<b>Lighting</b>	Lutron "Quantum" Controls system for integrated daylighting, dimming, and shading control 18,000 DALI Dimmable Ballasts Year Average .38 watts/s.f. Lighting Power Density
<b>Electrical</b>	6 watts/s.f. demand lighting and power Provisions for tenant generators 2 electrical closets per floor
<b>Telecom.</b>	Main telephone distribution facility Multiple service providers

Ben Barben	Erika Bonfanti	Andres Perez	<b>Structural</b>
Peter Clarke	Nicole Dubowski	Kyle Horst	<b>Mechanical</b>
Craig Casey	Dan Cox	Casey Leman	<b>Lighting/Electrical</b>
Matt Hedrick	Chris Wiacek	Justin Miller	<b>Construction Management</b>