

The New York Times Building

620 Eighth Avenue | New York | New York | 10018

Owners The New York Times Company
Forest City Ratner Companies

CM AMEC Construction Management, Inc. (Core & Shell)
Turner Construction (NYTimes Interiors)

Architects Renzo Piano Building Workshop
FXFOWLE Architects
Gensler (Interiors)

**Structural
MEP** Thornton Tomasetti
Flack & Kurtz

Function Class A office space plus ground floor retail
Size 52 Stories | 1,500,000 ft²

Cost Approximately \$1 Billion

Architecture 48 story cruciform plan tower above 4 story pedestal
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

Construction Management

Delivery	Design/Bid/Build and CM-at-risk hybrid Specialty contractor early involvement
Enclosure	Ceramic tube double-skin curtain wall array over ultra-clear glass Fluid applied asphalt roof with 24"x24" precast roof pavers and stone ballast
Life Safety	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.

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 Heating hot water for perimeter heat
Cogeneration	1.4 MW cogeneration plant on-site (2) parallel natural gas-fired reciprocating engines 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

Lighting/Electrical

Daylighting	Automated roller shading Daylighting sensors Horizontal exterior ceramic rods spaced at variable center-to-center distances
Lighting	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
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

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