

Brookfield

200 VESEY STREET

General Description	200 Vesey Street is located at the North end of the Cesar Pelli designed Brookfield Place. Brookfield Place includes extensive public and retail spaces, highlighted by the Winter Garden, a dramatic glass and steel public space with a 120' vaulted ceiling. Completed in 1986, the building is a 53-story tower with over 2.1 million square feet of rentable area.
Design Architect	Cesar Pelli & Associates
General Contractor	Olympia & York Battery Park Company
Mechanical Engineer	F & K Group Associates
Structural Engineer	M.S. Yolles & Partners
Completion Date	1986
Building Height	53 stories
Design Load	50 - 100 pounds per square foot live load Office 200 pounds per square foot live load Mechanical
Rentable Area	Approximately 2,100,000 SF
Typical Floor Area	Approximate SF of Floors Floors 4 – 9 75,000 SF Floors 10 – 25 55,000 SF Floors 26 – 52 42,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'6" Standard floor to ceiling height is 9'
Mullion Spacing	4 feet
Interior Column Spacing	Generally every 20-25 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Johnson Controls equipment.
Design Criteria	The building's HVAC systems are designed to meet or exceed New York City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by high-pressure utility steam. After pressure reduction the steam is distributed to shell and tube heat exchangers for the secondary water loop, which then serves perimeter fan powered boxes.
Air Conditioning	Cooling is provided by chilled water supplied from a central cooling plant. Unique to the system is that river water is used to provide a direct cooling source for up to four months per year. When mechanical cooling is needed, the river water will carry the rejected heat, thereby eliminating the conventional cooling tower plant.

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The mechanical cooling plant integrates three million gallons of chilled water which is stored in the lower section of FOUR WFC. This stored chilled water is used during peak demand periods to reduce site wide operating costs. The thermal storage tanks are replenished each night when electric rates are at their lowest. Air conditioning systems are decentralized and consist of single floor variable air volume systems with an internal water reclaim circuit.

Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation

8:00 AM to 6:00 PM, Monday through Friday

ELECTRICITY General

Building-standard power consists of 6 watts per usable square foot, connected load, provided by local utility.
Additional power is available based upon demonstrated need.

Electric Closet

Two per floor

Telephone Closet

Two per floor

PASSENGER ELEVATORS Number of Elevators

34 elevators organized into banks:
A Bank: 8 cars; Floors Street, Lobby – 14
B Bank: 8 cars; Floors Street, Lobby, 4, 14 – 26
C Bank: 7 cars; Floors Lobby, 26 – 38
D Bank: 8 cars; Floors Lobby, 37 – 51
Parking Elevators: 1 car; P4 – Lobby

Elevator Capacity

3,000 – 4,000 lbs depending on elevator bank

Elevator Speed

350 – 1,100 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS Number of Elevators

Service floors P – Lobby, P – 50, & P – 52
3

Elevator Capacity

4,000 lbs. – 7,500 lbs.

Elevator Size

96 in. long, 72 in. wide, 144 in. high
132 in. long, 72 in. wide, 144 in. high

BUILDING AMENITIES

- Direct access to major brand retailers, restaurants and business services
- Extensive public spaces and waterfront promenade
- State-of-the-art conference center
- Full-service cafeteria and fitness center
- Cable television-ready and multiple telecommunications suppliers
- Captivate elevator display screens
- Private underground parking facility for 80 vehicles
- Public transportation access to the PATH, subway and bus
- Ferry service between the World Financial Center and New Jersey