

Brookfield

250 VESEY STREET

General Description	250 Vesey Street is one of four unique office towers designed by Cesar Pelli comprising the landmark Brookfield Place complex that includes extensive public spaces and a spectacular Winter Garden. The Brookfield Place complex includes four Class A office towers and extensive public and retail space highlighted by the Winter Garden, a dramatic glass and steel public space with a 120' vaulted ceiling. Completed in 1986, the northernmost 34-story tower has a net rentable area of 1.8 million square feet.
Design Architect	Cesar Pelli & Associates
General Contractor	Olympia & York Battery Park Company
Mechanical Engineer	Norman D. Kurtz of the F & K Group Associates with the Mitchel Partnership Ltd.
Structural Engineer	Lev Zetlin Associates, Inc.
Completion Date	1986
Building Height	34 stories
Design Load	50 - 100 pounds per square foot – Office 200 pounds per square - Mechanical
Rentable Area	Approximately 1,700,000 SF
Typical Floor Area	All estimates are approximates: Floors 3 – 9 68,000 Floors 10 – 25 50,000 Floors 26 – 33 40,000 Floor 34: 28,000
Ceiling Heights	Slab-to-slab heights on office floors average 12'6" Standard floor to ceiling height is 9'
Mullion Spacing	4'
Interior Column Spacing	Generally every 20/25 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Johnson Control equipment.
Design Criteria	The building's HVAC systems are designed to meet or exceed NYC 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.

Brookfield

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.

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 company.

Additional power is available based upon demonstrated need.

Electric Closet

There are 4 closets per floor on floors 5 – 10
2 closets on floors 11 - 34

Telephone Closet

2 per floor
3 per floor on floors 5-10

PASSENGER ELEVATORS Number of Elevators

29 elevators organized into six banks:
A Bank Floors Street, Lobby 6 –14 = 8 cars
B Bank Floors Street, Lobby 14 – 23 = 7 cars
C Bank Floors Street, Lobby 23 – 33 = 7 cars
D Bank Floors Lobby, 4 – 6 = 4 cars
E Bank Floors 33-34 = 1 car
P Bank Floors Lobby - P5 = 2 cars

FREIGHTS

J 23 Freight Floors P5- Penthouse/36 = 1 car
S 24 P5- 34 = 1 car
S28 P1, Street, 3 and 4 = 1 car
S29 P1-25 = 1 car

Retail

R35 & R36 Floors served P1, Street, Lobby = 2 cars

Elevator Capacity

4,000 lbs. depending on elevator bank

Elevator Speed

200 – 1,000 FPM (ft. per minute), depending on bank

Brookfield

SERVICE ELEVATORS

Number of Elevators

Two Freights Two Service Cars and Two Retail Cars

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

Complex Amenities

- 300,000 SF of Luxury Retail and Dining
- 25 Restaurants
- 800 Parking Spaces
 - Valet/Selfpark
 - Zipcar
 - Electric Car Charge
- Daycare
- 250 Bike Parking Spots/Shower Facility
- 2 Citibike Docking Stations
- 40,000 SF Equinox Fitness Center
- Direct Access to 11 Subway Lines
- Sailing School
- Full Service Marina
- 250 Vesey: Completed \$25,000,000 Lobby Renovation and Elevator Upgrade