

Brookfield

THE GRACE BUILDING

General Description	The Grace Building –(1114 Avenue of the Americas) is a Class “A” 50 story office tower with distinctive sloping walls. The building is located on 42 nd and 6 th Avenue directly across from Bryant Park in the heart of midtown Manhattan
Design Architect	Skidmore, Owings & Merrill
General Contractor	Turner Construction Company
Mechanical Engineer	Jaros Baum & Bolles
Structural Engineer	The Office of James Ruderman
Completion Date	1974, renovated started 2012 finished 2014
Building Height	50 stories (including 2 floors below grade)
Design Load	50 - 70 pounds per square foot live load office space
Rentable Area	Approximately 1,518,210SF
Typical Floor Area	Floors 1-8: Approximately 40,000 SF, Floors 9-48: Approximately 32,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12’-6” Standard floor to ceiling height is 8’-6”
Mullion Spacing	Average 5’ feet
Interior Column Spacing	Generally every 25 - 35 feet on center
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is 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 Steam that is purchased from Con Edison. Steam pressure is reduced by pressure reducing stations located in the Sub Cellar and 49 th floor MER. The low-pressure steam is distributed to tenant and base building heat exchangers to provide hot water and tempered air throughout the building.
Air Conditioning	Cooling is provided by two Steam driven turbines and one electric turbine. Ventilation is provided through constant volume interior and perimeter system with Variable Frequency Drives powering the motors. The perimeter and interior systems are housed on two mechanical floors: the 2nd and 49th floors. Supplemental HVAC is available 24 hours a day.

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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 Consolidated Edison Additional power is available based upon demonstrated need.
Electric Closet	2 per floor
Telephone Closet	2 per floor
PASSENGER ELEVATORS	The Grace Building has 30 passenger elevators, one garage-located passenger elevator, and two freight elevators, including a swing car that opens in the front for passengers and in the rear to service freight. All cars are manufactured and maintained by Westinghouse/Schindler. The Grace Building undertook major modernization programs to ensure all systems are state-of-the-art.
Number of Elevators	33 elevators organized into 5 banks: Floors Concourse - 12 Floors 14 - 25 Floors 26-38 Floors 38-48 Freight Elevators (2) make up the last bank
Elevator Capacity	3,000 lbs. depending on elevator bank
Elevator Speed	500 – 1,200 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	2
Elevator Capacity	3,000 lbs.
Elevator Size	Door Opening – 4' x 9' Inside width – 6' Inside Depth – 6' Inside Height – 13' -6"