

Brookfield

ONE NEW YORK PLAZA

General Description

One New York Plaza is a classically modernist, 50-story tower with an extension of 20 stories, rising from a two-level landscaped plaza and containing 2.6 million square feet of prime, highly flexible office space.

Typical tower floors contain 45,000 square feet and typical base floors contain 68,000 square feet around the central core of the building. The floors have large column-free expanses providing tenants with virtually complete flexibility in designing interior layouts. The corners of the building are deeply notched, enabling the installation of up to eight corner offices on each floor instead of the customary four.

Located at the southern tip of Manhattan, One New York Plaza offers immediate proximity to both the financial district and the city's newest, most vibrant cultural center. Within easy walking distance are The New York Stock Exchange, City Hall, The World Financial Centers, South Street Seaport, Battery Park City and numerous landmarks of commercial, cultural and historical significance.

Design Architect

William Lescaze & Associates (original)
William Leggio (renovations)

Mechanical Engineer

Sidney W. Barbanel (original)
WB Engineering (renovation)

Structural Engineer

Super Structures, Inc

Completion Date

1970; Plaza and lobby renovated in 1994

Building Height

50 Stories

Design Load

Generally 65 pounds live load per square foot, with allowances of 20 pounds per square foot for partitions and 5 pounds per square foot for ceiling and suspended load.

Rentable Area

Approximately 2,587,000 SF

Typical Floor Area

Typical base floors (Floors 3- 20) (19 & 20 are mechanical floors) are approximately 68,000 square feet; tower floors (Floors 21 -50) are approximately 45,000 square feet. The corners of the Building are deeply notched, enabling the installation of up to eight corner offices on each floor, instead of the usual four.

Ceiling Heights

Typical ceiling heights are 12 feet slab-to-slab allowing for a finished ceiling height of 8 feet, 6 inches. The 49th and 50th floors have slab to slab heights of 13'6" and 15'9", respectively.

Mullion Spacing

10 Feet

Interior Column Spacing

Tower floors 21-50 offer virtually column-free space. The tower side of floors 2-18 offers the same layout while the rear of the building features 20 foot spacing between columns.

Brookfield

HEATING, VENTILATION AND AIR CONDITIONING

Interior air is distributed through variable air volume (VAV) units. The use of VAV units with individual thermostatically controlled zones allows maximum flexibility to suit a tenant's particular requirements. Perimeter areas are served by high-pressure dual duct mixing units, which allow each perimeter office individually to control heating and cooling year round.

Design Criteria

The design conditions below are based upon an occupancy level of not more than one person per 150 usable square feet and a combined lighting and standard electrical load not to exceed 6 watts per square foot.

Temperature and Humidity Design Conditions:

Summer: Outdoor 95 deg. F DB 75 deg. F WB
Indoor 75 deg. F DB 50% relative humidity maximum
Winter: Outdoor 0 deg. F DB
Indoor 70 deg. F DB

Cooling Load Conditions:

Lighting and Power: 5.5 watts per useable sq. ft. of electric demand.
People: One person per 100 useable sq. ft.
Outside Air Quantity: 0.20 cfm per useable sq. ft. or 20 cfm per person.

Exterior Wall:

Wall "U" value .165 Btu/hr. per deg F per sq. ft.
Glass "U" value: .5 Btu/hr. per. deg. F per sq. ft. outer glass (double glazed glass)

Shading Coefficient: .32 with shades drawn
.45 without shades drawn

Heat

Perimeter areas are served by high-pressure dual duct mixing units, which allow each perimeter office individually to control heating and cooling year round.

Air Conditioning

The central primary chilled water production capacity is 13,000 tons. Steam driven, 8,000 tons of chiller plant capacity, uses East River water as condenser heat exchange medium. This protects the building's refrigeration capacity from water shortages that have curtailed the operation of other buildings. 4,000 tons of steam driven chillers have a dual drive line of natural gas. Electric driven, 5,000 tons of the Chiller Plant capacity is served by a 6,000 ton domestic water tower providing a true hybrid facility.

When conditions permit, free cooling plate frame heat exchanger capacities of 2,000 to 2,500 tons are available and play an important role in the reduction of chilled water production cost.

All of the Building's air conditioning systems can provide 100% fresh air for outside free cooling. Both perimeter and interior fan systems are equipped with return air provisions for economical overall system operation.

Standard Hours of HVAC Operation

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

Brookfield

ELECTRICITY

General

Lower House

Consists of (4) 2500 kva utility transformers serving a network protected common collector bus connected to (5) existing 4000 amp/460 volt service switches.

Upper House

Three 13.2 kV risers feed six 2500 kva utility transformers serving a network protected common collector bus connected to (6) 3000amp/460 volt service switches. Also existing are (3) additional 4000amp/460 volt service switches tapped from three of the existing service switch stabs.

The Upper House spot network has an approximate reserve capacity, as indicated by Con Ed, sufficient to allow an additional loading of 2000-2500 kva.

Electric Closet

Six per floor to 3 to 18 and 4 per floor from 21 to 50

Telephone Closet

One per floor

PASSENGER ELEVATORS

Number of Elevators

45 passenger elevators organized into 8 banks.
Size: 84 ¾ inches wide, 67 ½ inches deep, 93 inches high

Lobby, 41 - 50
Lobby, 31 - 41
Lobby, 21 - 30
Lobby, 3, 11-15
Lobby, 3, 11-15
Lobby, 3 - 8
Lobby, 3, 8 - 11
Lobby & Garage Level

Elevator Capacity

4,000 lbs. passenger and freight cars
2,000 lbs. shuttle cars

Elevator Speed

100 - 1000 FPM (ft. per minute), depending on bank

SERVICE ELEVATORS

Number of Elevators

3

Elevator Capacity

4,000 lbs

Elevator Size

Interior Dimensions:

Height 144 Inches
Width 69 Inches
Depth 89 Inches

Door Dimensions:

Height 101 inches
Width 48 inches

Brookfield

Building Amenities

- Steps away from 13 local subway lines, ferry and heliport transportation
- Newly designed and renovated lobby
- Retail concourse includes restaurants, shopping and gym
- Redundant telecommunications: fiber loop and high-speed internet access
- Eight corner offices per floor
- Underground parking