

ACEC New York 2015 Engineering Excellence Awards

Entrant: JB&B
Project: 7 Bryant Part

Building Description

- Twenty-eight (28) story office building
- Offers spectacular views overlooking the southwest corner of Bryant Park
- Provides easy access to the NYCT Bryant Park subway station via new access tunnel along the 6th Avenue Side of the building.
- Multiple outdoor terraces, giving tenants access to fantastic views.
- LEED Gold pre-certification.
- Building support spaces and equipment:
 - Loading dock
 - Primary Electric Service and Emergency Generator
 - Air Handlers and Transformers

Primary Electric Service

- New 460/265V service from Con Ed transformers located beneath sidewalk adjacent to the building.
- Three (3) New Service Switchboards distributing power to loads throughout the building.
- Cogeneration microturbines route all three services directly into the building to offset demand load from Con Edison network.

Emergency Powers Plant

- An 800 kW Standby emergency generator and associated distribution installed within the 29th Floor Mechanical Penthouse. The boilers serve the perimeter hot water radiant heating system and the heating coils on all of the ventilation air handling units.
- Cooling systems consist of two (2) centrifugal chillers, sized at 675 tons each. The chillers feed the primary chilled water system, which serves each of the local floor A/C units and central outside air unit.
- Three (3) cooling towers sized at 1,200 GPM per cell, serve the primary and secondary condenser water system.
- Plate and frame heat exchangers provide the building with the ability to enter a waterside economizer mode, bypassing the chillers and rejecting the heat of the chilled water system directly to the primary condenser water.
- Cogeneration is achieved using three (3) micro-turbines, sized at 65 Kw each. Heat is recoverable from these micro-turbines, utilizing an absorption chiller, and via process of heat exchange, contributes to the building heat hydronic system.

- Various Heating Air Conditioning and Ventilating systems to support building back of house spaces and machine rooms.

Plumbing System

- Storm water reclamation system utilizes harvested rainwater to serve as cooling makeup for the base building.

Description

Long before the first hole had been dug on an empty lot across the street from Bryant Park in 2010, three New York real estate icons were already celebrating.

Despite their countless collective accomplishments and being well into their 80s and 90s, these men—legendary architect Henry Cobb of Pei Cobb Freed & Partners, textiles titan Roger Milliken of Milliken & Company and Global Developer Gerald Hines of Hines—were about to embark on what was to become their biggest masterpiece yet.

Flash forward five years later. Set to officially open by the end of this summer, 7 Bryant Park—a trophy-class office tower located in the heart of Midtown Manhattan—promises to be all of this and more.

The 30-story, 470 square-foot- steel and glass building offers direct and views of Bryant Park, the historic New York Public Library and other Manhattan skyline landmarks such as the Empire State Building and Sixth Avenue all the way down to One World Trade Center. It also features full-height vision glass, 10-foot ceilings, two spacious outdoor 10th floor terraces overlooking the park, and multiple top-floor opportunities, including a signature penthouse duplex space.

Incorporating the latest advanced technology systems, the building is currently slated for LEED® certification and is presently XX percent leased. Meanwhile, at curved entrance, a UFO-like steel canopy floats at the base of 7 Bryant Park's hourglass-shaped façade, serving as both a canopy and architectural gesture designed to welcome pedestrians. Underneath the canopy there will be a water fountain, public seating, as well as ground floor retail space.

And though it's smaller than some of its neighbors, "The scale of the gesture of what they did here makes it such a presence on the park and gives you a feeling that it's sort of boxing in the same weight class with these big great buildings," said exclusive 7 Bryant Park leasing agent Mary Ann Thighe of CBRE, in a recent *Wall Street Journal* article.

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