

OWNER:
AT&T

CONSTRUCTION COST:
\$30 Million

LOCATION:
New York, NY, .

ARCHITECTS
Highland Associates

Size
250,000 square feet



Jeffrey Stern, Vice President and Director of Construction Management Services, was the project executive on a contract with AT&T that included the re-stack of six floors - approximately 250,000-SF including a complete gut demolition entailing removal of walls and installation of a new sprinkler system riser and branch piping system. The sprinkler riser system required modifications to the existing water tank on the roof. Two new air handlers were installed on each of the six re-stack floors.

The project included mechanical upgrades to interface with a new HVAC controls system, and a recently upgraded fire system. Our scope of services included the following:

- A major asbestos abatement program
- All building permits
- Compliance with the landmarks commission's requirements
- Replacement of 237 windows
- Coordination of temporary swing spaces for AT&T employees relocated from the re-stack floors
- Two new ADA toilets per floor
- Renovation of existing core toilets
- Installation of a new 227V lighting riser

The fit-out program also required perimeter offices with two conference rooms per floor, pantries, and open seating areas with workstations. Two data and one outlet were provided for each of the 1337 persons occupying the new spaces.