Technical

55 WATER

Specifications

GREEN INITIATIVES AND ENERGY CONSERVATION FEATURES

The property owners and building management of 55 Water Street continue to rigorously pursue additional sustainability initiatives, and strive towards decreasing the building's environmental impact and carbon footprint.

- LEED Gold Certified - among the largest commercial buildings in the U.S. to attain this certification
- High-efficiency chillers and thermal storage equipment to increase cooling efficiency and decrease energy consumption; the new chillers remove 32.5 million pounds of CO2 from the environment. This is equivalent to removing 3,000 cars from the road annually, or planting 4,400 acres of trees
- Newly installed heat recovery system that has further reduced the building's greenhouse gas emissions. By installing water source heat pumps to replace district steam as the basis of the building's perimeter heating and domestic hot water has reduced the building's steam consumption by over 70% as compared to the previous annual usage.
- Comprehensive waste reduction, recovery, and recycling program - 90% of trash generated at 55 Water Street is fully recycled, while the remaining 10% is converted to reusable energy, resulting in a 0% landfill contribution
- Base building lighting replaced with high efficiency LED lighting. Lighting controls provide added accessibility to switches and dimmers to promote reduced usage when appropriate
- Variable frequency drive fans and pumps – VAV core-zoned HVAC distribution operational during peak run times to reduce strain on building machinery, minimizing consumption of energy and creating a more efficient HVAC system
- All windows have energy-efficient glass, reducing both cooling and heating requirements
- Automated building management system, which allows for building systems to run at maximum efficiency at pre-specified operating times, minimizing energy consumption during off-peak hours
- High efficiency, steam-powered turbines used to offset the need for electrical energy consumption
- Temperature-controlled, 100% outside air disbursement, used in HVAC system to draw in outside air to allow for reduced-energy cooling when temperature-appropriate
- Green Cleaning Product Replacement - encouraging the use of environmentally-friendly cleaning products to perform duties, creating a healthier work environment for employees and Tenants
- Green Common Areas and Amenities – 55 Water Street maintains a variety of park-like recreation environments, the Vietnam Veterans Memorial Plaza and the Elevated Acre, that are open to Tenants and employees as well as the general public, providing eco-friendly spaces that promote personal well-being

HEATING, VENTILATION AND AIR CONDITIONING

Above Standard Hours of HVAC Operation

The building has extended standard hours of HVAC operation, which helps cut down on costly overtime HVAC requirements and better facilitates the operations of modern, global oriented Tenants. Standard hours of HVAC operation are 8:00 a.m. to 1:00 a.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday and Sunday.

System

The design is a low pressure interior zoned air system with supply and exhaust fans serving the core and a high pressure primary air induction system serving the perimeter. Air is heated or cooled at air handler coils at each fan and delivered to the floors. All supply and return fan drives were converted to variable frequency which allows for variable air volume (VAV) dampers to be installed on all new Tenant installations.

Equipment Rooms

The main equipment room is located on the 14th Floor with additional equipment located in the Basement, 2nd and 52nd Floors and Roof.

Zones

Building	Floors
North & South	2SL - 2
North	3 - 13
South	3 - 13
South	16 - 33
South	34 - 51

Supplemental HVAC

The building is uniquely set up to service the additional needs of users requiring supplemental HVAC. Additional condenser water is available, subject to Landlord's review of Tenant's pro-rated requirements. This supplemental system includes a redundant plate heat exchanger to enhance the quality of the distributed condenser water.

ELECTRICITY

General

Con Edison supplies electrical power to the Concourse, first Sub-level, and the 14th Floor switch rooms at 460 volts, three-phase. The power is distributed by cable and bus to six distribution boards on the Concourse and 14th Floor and nine distribution boards on the first Sub-level where individual Tenant connections originate.

Method of Measuring Tenant Consumption

Submetered by Landlord

Electric Closets

Six electric closets per floor

Additional Power

The building is designed and operated to satisfy the extra electrical demands of Tenants with extensive operations requirements. Additional electric can be made available at Tenant's expense, subject to Landlord's review of Tenant's requirements.

Building Emergency Power

Emergency power is provided for all building systems including life safety, HVAC and elevator services, by 14 diesel 1750 KW Caterpillar engines. An additional 3 watts per usable square foot are available for Tenant use. 80,000 gallons of diesel fuel capable of operating the emergency power system for 72 hours.

PASSENGER ELEVATORS

All elevator mechanicals and interior aesthetics recently modernized. Manufacturer:

Otis Elevator Company

Elevator Capacity: 71 cars; 3,500 lbs. each

Elevator Service

South Building (6 car groups)
Passenger Cars: Floors 1-8, 8-13, 12-18, 19-23, 24-27, 28-32, 33-37, 38-41, 42-46, 47-51

North Building
Basement through 13th Floor (5 cars)
Sub-basement through 13th Floor (4 cars)

SERVICE ELEVATORS

All elevator mechanicals and interior aesthetics recently modernized. Manufacturer:

Otis Elevator Company

Number of Elevators

Three freight elevators service the Basement through the 51st Floor and one freight elevator services the Basement through the 18th Floor in the South Building. Two freight elevators service the Basement through the 13th Floor in the North Building.

Elevator Capacity: 5 cars; 4,000 lbs. | 1 car; 5,000 lbs.
Elevator Size: 90" wide, 66" deep and 144" high Elevator
Speed: 800 feet per minute

OTHER SYSTEMS AND FACILITIES

Sanitary System

The sanitary system consists of vertical vent stacks which serve the toilets and wet columns. Drainage is connected to the city sewers at South Street and Old Slip.

Domestic Water

Two eight-inch city water mains supply water to the Concourse Level surge tank and to house-pumps which boost water to eight house tanks located on the Roof, 40th and 14th Floors of the South Building and North Building.

Tank capacity varies from 5,700 gallons on the 14th Floor to 7,100 gallons per tank on the Roof, exclusive of fire reserve tanks. Roof tanks on the South Building serve fixtures and standpipes for Floors 37 to 52; the 40th Floor tanks serve Floors 13 to 36; and the 14th Floor tanks serve Floors 2 to 12. There are four wet columns.

Fire Protection

The building is equipped with a Local Law 5, Honeywell Graphic Central Class E fire alarm and communications system, and is compliant with Local Law 26 regarding stairwell lighting and markings.

The elevators are equipped with recall as well as fireman's service.

The sprinkler riser system is fed by the domestic water tanks in each zone with 2,500 gallons of fire reserve per tank located on the Roof, 14th and 40th Floors capable of servicing all Floors above the 3rd Floor. City water pressure supplies water to the automatic wet and dry sprinkler systems which feed various areas on the 3rd Floor and below. In addition, a 20,000-gallon fire reserve tank located on the 52nd Floor supplements all zones on the 4th Floor and above.

All new Tenant installations will include sprinklers to be installed as per New York City Code. Floors will be delivered with flow and tamper switch rigs and minimum code distribution on the Floor. The building is equipped with a stairwell pressurization system in accordance with New York City Code.

OTHER INFORMATION

Loading Docks

Eight bays accessed from Old Slip. Will accommodate delivery box trucks with a maximum size of 40' and height of 12'6". Normal hours for loading dock are 8:00 a.m. to 5:00 p.m. Monday through Friday.

Parking Garage

600 car on-site parking garage

Janitor Closets

Two per floor

Under Floor Duct System

The office floors have an under floor duct system

Telecommunications

There are two major telephone closets per floor. Roof space is available for the installation of satellite/ microwave dishes and antennas subject to Landlord's approval. Fiber optic service into the premises is currently provided by several vendors and fiber optic distribution risers are available for Tenant use. Tenants desiring to use such fiber optic services will contact the service provider directly. All costs associated with communication services will be borne by the Tenant. Cable and direct TV are also available.

Distributed Antenna System (DAS) allows for full cell phone coverage within building, AT&T, Verizon and T-Mobile on system.

Special Tenant Equipment

The building can provide space for the installation of a Tenant's special equipment, subject to Landlord's review of Tenant's specific requirements.

Building Services Standard Hours

With the exception of HVAC, the building standard hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Friday.



CONSTRUCTION DETAILS

Foundation

Steel reinforced concrete foundation walls

Frame

Structural steel columns

Deck

"Q" Deck

Roof

Built-up waterproof membrane and slag finish recently replaced

Exterior Finish

The facade and elevations are sand-colored, pre-cast concrete panels with aluminum-framed, deep recessed bronze glass window panels (2nd through 14th Floors) and curtain wall. In conjunction with a major renovation, the exterior base of the South Building and surrounding exterior paving on the Ground Level have been upgraded. Existing pre-cast concrete columns and spandrels have been cleaned and windows have received new caulking, gaskets and solar film. Exterior anodized aluminum trim has been re-coated. The entire building facade was recently coated with a waterproof silicon sealant and caulking was replaced at all pre-cast and window joints.

Design Loads (Live Loads)

Offices 50-100 lbs. per SF
Retail Area (Lobby Level) 75-125 lbs. per SF
Plaza Level 100-300 lbs. per SF
Concourse Level (Sub-level) 100-175 lbs. per SF
Basement/Sub-basement 100 lbs. per SF
Mechanical Floors 100-250 lbs. per SF

Elevator Finishes

Complete details of the lobby/elevator cab finishes are available in a separate document upon request. All elevators and controls have been recently modernized including new information screens.

Ceiling Heights

Floor	**Slab-to-slab (approx. height)**
Sub-levels	14' 0"
Concourse Level	14' 0"
Retail Area	30' 0" (varies)
Plaza Level	14' 0"
Office Floors	12' 3"
Mechanical Floors	30' 0"

The minimum standard finished ceiling height is 8'-6". Additional finished ceiling height can be achieved at Tenant's option and expense.

Mullion Spacing

4 feet

Column Space

Varies throughout floor with a North side column free core to window of 40 feet.