



## 45 PARK AVENUE HONORED

ew American thoroughfares evoke categorical imagery like Rodeo Drive in Beverly Hills, Pennsylvania Avenue in Washington, D.C., Bourbon Street in New Orleans, or Park Avenue in Manhattan. There remains little wonder, then, that when NJ-based developer *SJP Residential Properties* purchased the existing Sheraton Russell Hotel at 45 Park Avenue, the organization set its sights on upholding a long-standing New York tradition with the construction of a new luxury residential building. The architect, *Costas Kondylis & Partners*, designed 45 Park Avenue as a traditional structure with state-of-the-art amenities commensurate with its prestigious location. SJP invited us to join the project team as construction manager during the project's early design development stage. The design homage and construction challenges of 45 Park Avenue reaped reward when *continued on back page...*

## UNIQUE RESIDENTIAL CONVERSION OF BARBIZON/63 COMPLETED

Our team at the Barbizon/63 project recently completed the conversion/renovation of a former 700-room women's hotel building into luxury condominiums. The structure - originally designed by Murgastroyed & Ogden in 1926 - is a distinctive 23-story, brick and sandstone tower with an eclectic blend of Italian Renaissance, Gothic and Moorish styles located on the southeast corner of Lexington Avenue and 63<sup>rd</sup> Street on the upper east side of Manhattan. In 2002, developer *BPG Properties Ltd.* (BPG) acquired the then 306-room Melrose Hotel and undertook extensive renovations. As the hotel market suffered, and in an effort to capitalize on the booming New York City residential market, BPG decided in 2004 to convert the building into a luxury condominium to maximize their investment. The overall project goal for the *Cetra/Ruddy Architects*-led design team was to transform the building into a high-end luxury building mimicking the grand pre-war residences of Park and Fifth Avenues.

One major challenge for our project team included performing the construction work around 14 Long Term Hotel Residents (LTHRs) who are long-term tenants and a number of whom declined an offer from the

developer to move to another building. The project team relocated most of LTHRs to apartments on the fourth floor. They remained in the building for the duration of the construction process, vacating only while their rooms were given the upgraded windows and HVAC systems. The team maintained all the required means of egress and utilities during construction for the LTHRs and the Equinox Gym located on the first, second and basement levels. The building's occupied spaces remained functional with HVAC and electricity throughout the core demolition and construction phases. The exterior scope included re-pointing the brick façade, and a full window enlargement program that created elegant floor-to-ceiling views using French casement windows more than six feet high.



By far, the most innovative aspect of Barbizon/63 is its use of cutting-edge technology. Using open standards networking and open communication protocols, the IT consultant converged the network and the building management system onto a single IP network. Every unit in the building has been wired to connect to the network, which manages the voice and data communications, digital video surveillance, lighting, HVAC, security card access and home automation. In addition, apartment owners can enjoy amenities including voiceover-IP, wired and wireless broadband access, e-concierge services, and customized home automation.

## 45 PARK AVENUE (CONTINUED)

*New York Construction* magazine named the building its 2007 “residential project of the year.”

The 21-story building includes 105 condominium apartments, a landscaped outdoor terrace, fitness center, resident’s lounge and parking garage. The building emulates an aura of classical design with an exterior of pre-cast concrete and pre-cast brick panels, as well as 9-ft. high windows that incorporate full height Juliette balconies. The team utilized a Manitowoc 4100 crawler crane to pour the concrete superstructure and mount the panels because of a small space between the building’s façade and the crane’s hook. A monorail trolley system placed the pre-cast panels in front of the crane along Park Avenue. This process involved manually detaching each panel from the hook and placing it onto the monorail. Each panel then slid down the monorail to their installation destination and was set in place.

Another unique element of 45 Park Avenue is its location. Situated on the southeast corner of Park Avenue and East 37<sup>th</sup> Street, the structure is five blocks south of Grand Central Station and sits adjacent to the tunnels for two subway lines and the Park Avenue vehicular viaduct. The project team faced the obstacle of eliminating vibration disturbance to the subways while completing the foundation. Our Senior Project Superintendent, Ed Lydon, explains the plan that allowed the team to go around the subway structure, as dictated by the Metropolitan Transportation Authority (MTA):

“(The engineers) modified their original plan of drilling cylindrical caissons into rock to incorporate the use of a concrete strap beam-button design, which complied with the MTA’s regulations. The buttons support the subway’s adjoining walls and load-bearing elements for the building.”

Construction activities at 45 Park Avenue will close out in early 2008.

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## In Brief & On Site



Top: Rendering of the terrace at 70 West 45<sup>th</sup> Street.  
Below: The PMG project team at The Standard topping out ceremony.



**Mr. James Price** recently joined the Pavarini McGovern team as our Chief Financial Officer.

Because of an editing error in Volume VI; Issue 2 of *Higher Standards in Construction*, **Cetra/Ruddy Architects** was omitted as co-designer of 70 West 45<sup>th</sup> Street. Cetra/Ruddy and **TEN Arquitectos** are the architects and interior designers for this new mixed-use hotel on West 45<sup>th</sup> Street between Fifth and Sixth Avenues (pictured at top left). **Assa Properties** is the developer.

We are currently providing preconstruction phase services to developer **Tessler Development** and architect **Costas Kondylis & Partners** on a new mixed-use tower at **855 Sixth Avenue**, between 30<sup>th</sup> and 31<sup>st</sup> Streets in midtown Manhattan. The developer is seeking a silver LEED® certification.

**The Standard** hotel project - located in Manhattan’s meatpacking district (team pictured at below left) - recently topped out. Congratulations to the project team on a job well done!

## NEW MIXED-USE HOTEL IN TRIBECA

Currently in the early construction phase, 85 West Broadway involves the construction of a new 93,000-SF, 94-key four-star hotel with 15 condominium apartments. The **Brennan Beer Gorman**-designed structure will include 13 above-grade floors with two cellar levels. Amenities will include a restaurant, bar and fitness area. The building envelope will be a combination of pre-cast concrete panels and punched windows, with storefront at the ground floor level and a masonry party wall on the east and south sides of the structure. The building’s chilled water system will utilize a condenser water cooled centrifugal chiller. The winterized cooling tower and the plate type heat exchanger will provide chilled water for intermediate seasons, making the cooling system available year round. In addition, the new structure’s heating system will utilize Con Edison steam. The steam plant will generate hot water for fan coil units, perimeter heating and domestic heating utilizing steam to hot water heat exchangers. The site is at the corner of West Broadway and Chambers Street in TriBeCa. This is our third project for New York City-based developer, **TribeCa Associates**.



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