HUDSON COMMONS

— 441 Ninth Avenue —

441 NINTH AVENUE - HUDSON COMMONS - PROPERTY SPECS

PROPERTY TIMELINE

- Built as a Warehouse: 1962
- Converted to Office: 1983
- Renovated: 1997
- Redeveloped / Overbuilt: 2018-2019

STRUCTURE

- The original building is a cast-in-place reinforced concrete building comprised of concrete columns with "mushroom capped" column capitals.
- The overbuilt addition to the original building is 17 stories of steel-framed construction with new steel columns and concrete slab on metal deck.

EXTERIOR

- The upgraded Podium windows and new Tower façade are designed to achieve the required solar and thermal performance necessary to meet governing standards and regulations and LEED requirements. Additionally, the building envelope complies with the 2016 NYC Energy Conservation code. All new windows/curtainwall are double-paned.
- At the Podium, the original window openings facing 34th and 35th Streets and Ninth Avenue were enlarged by reducing the sill height to 2'-2 1/2" above the structural slab, creating nearly 80% more vision glass. The windows installed are energy efficient units.

INTERIOR

- LOBBY FINISHES:
 - Floor: Terrazzo.
 - Wall: Limestone and architectural metal.
 - Ceiling: Exposed structural arch and architectural metal panel.
 - Elevator entrances: Custom clad metal.
- LOBBY LOUNGE FINISHES:
 - Floor finishes: Wood.
 - Wall finishes: Stone, leather panels, architectural metal and glass.
 - Ceiling: Dropped wood-slat ceiling.



AMENITY SPACE

- Finishes:
 - Floor: Polished concrete and carpet.
 - Wall: Acoustical paneling, glass, millwork.
 - Ceiling: Exposed structural arch, acoustical ceilings
- 5 conferences rooms, holding between 6 and 14 persons.
- 1 library with lounge seating and desks.
- 1 multipurpose room, divisible via moveable/acoustical partition, holding 56 or 112 persons.
- 1 set of restrooms.
- 1 pantry for catering.

RESTROOMS

- All new restrooms are ADA compliant and meet or exceed the code fixture count requirements on a floor-by-floor population basis.
- FINISHES:
 - Walls: Painted drywall, ceramic tile and wall covering.
 - Floor and Base: Ceramic and porcelain tile.
 - Ceilings: Painted drywall.
 - Doors: Painted hollow metal.
 - Toilet Partitions: Floor-mounted full height custom laminate.
 - Lighting: Recessed downlights, cove lighting, and frontal lighting at vanity mirrors.
 - Vanities: Caesarstone.

FLOOR	RSF	SLAB HEIGHT	LIVE LOAD
Cellar	21,989	9'5" - 14'4"	100 lbs
Ground	23,047	14'4" - 19'3"	100 lbs
2-5	50,319	14'4"	100 lbs
6	49,857	14'4"	100 lbs
7	49,191	14'4"	100 lbs
8	48,297	14'4" - 15'11	100 lbs
9	25,998	19'0·"	100 lbs
10	24,980	14'0"	50 lbs
11-12	23,623	14'0"	50 lbs
14-15	19,143	14'0"	50 lbs
16-17	17,629	14'0"	50 lbs
18-24	16,178	14'0"	50 lbs
25	16,179	15'0" – 28'0"	50 lbs
25M	3,110	13'0"	50 lbs

∏COVE **CBRE**

ELEVATORS

- All new elevator cabs, motors, controls, cables
- Elevators manufactured and serviced by Thyssen Krupp Elevators
- Destination dispatch technology
- 6 Low Rise (Podium) Cars (A1-A6) servicing floors 1-9, each with 3,500 lbs. of capacity
- 6 High Rise (Tower) Cars (B1-B6) servicing floors 1,9-25 (B1 also services 25M), each with 3,500 lbs. of capacity
- 1 Service Car (S1) servicing floors Cellar-28 with 6,000 lbs. of capacity and a 10' cab height (14'+ at rear 2' of car)
- 1 Car (P1) servicing floors Cellar-Lobby with 3,000 lbs. of capacity

STAIRWELLS

- · All are fire rated with emergency-efficient motion-censor lighting and photoluminescent markers
- 1 stairwell servicing Cellar 9, not pressurized as it's a fire tower stair
- 1 stairwell servicing Cellar 28, pressurized
- 1 stairwell servicing Cellar 27, pressurized

TERRACES / ROOFS

- All outdoor space on office floors are occupiable except small setbacks on floors 6-8
- Hose bibs provided on all tenant outdoor space
- Egress lighting provided for all tenant outdoor space
- Pavers provided on all tenant terraces (concrete slab on balconies)
- 25th mezzanine terrace (penthouse garden) fully landscaped

BIKE ROOM

• Premium Pushbike Arc bike racks by Five At Heart allow for easy lifting yet high density storage with capacity for 62 bikes.

SHOWERS

• Two fully equipped individual shower stalls and toilet rooms available on the ground floor.

LOADING DOCK

- Two drive-in bays with overhead doors accessed from the West 35th street curb cut
 - Bay 1: 22'-6" W x 35'-0" L x 14'-6" H
 - Bay 2: 19'-9" W x 35'-0" L x 14'-6" H

HVAC

 New stainless steel 2,200-ton cooling tower assembly and pumps on top of the Tower consist of three (3) Marley 730-ton cells feeding floor-by-floor Mammoth and United Cool Air DX units. Cooling towers and pumps operate on VFD's, automatic isolation valves and equalizer line. The system is designed with supplemental cooling available at 1 Ton/1,000 USF.



- Floors 2-8 are served by new energy efficient fan wall technology Mammoth DX 25-ton units and 2014 vintage United Cool-Air 45-ton DX units. Floors 9-25 are served by new energy efficient fan wall technology Mammoth DX 40-80 ton units. DX unit capacity is based on 1 ton/300 USF and valved outlets are available at each MER for Tenant supplemental cooling with capacity of 1 ton/1,000SF.
- New Lochnivar 18 MBH condenser water gas boiler plant (sized at 25 BTU/Sq. Ft. new floor area), comprised of 3 new 6MBH condensing boilers for heating of the building. Valved outlets are provided at each MER for connection by the Tenant
- A New Energy Recovery Unit on the 25th floor utilizes the building air to temper the incoming fresh air and then is delivered in a ducted air shaft connecting to all the MERs in the core of the building. The existing MERs on floors 2-8 are fed by a fresh air shaft on the 10th floor through a heating and ventilation unit. The MERs at the SW corner each have fresh air louvers with a heating unit to temper the outside air.

ELECTRICAL SERVICE

- Con Edison vaults are located on 9th Avenue and provide three (3) electric services into the building.
- Building provides 6 watts per usable square foot.
- Three (3) new 4,000 amp 208/120V 3-phase 4-wire service switchboards are located in the Cellar in a new airconditioned electrical service switchboard room.
- New step-up transformers provide 480/277V power to rooftop mechanical loads, the high-rise and low-rise elevators, tenant floor core mechanical equipment and lighting loads.
- A new Kohler 1250 kW diesel-engine emergency generator and 480/277V emergency distribution is located on the 9th floor to serve the building's code required life safety and standby loads (domestic water system, heating system, ejector system, security systems). Additional capacity can be made available to serve specific Tenant optional standby power needs. Space in the electrical closets is provisioned for future Tenant generator power risers if required.

BUILDING MANAGEMENT SYSTEM

• A new state-of-the-art Siemens Desigo direct digital control Automatic Temperature Control System with electric (electronic) actuators for dampers and control valves is provided. The system is designed for control-optimized starting and stopping of all air conditioning systems, cooling tower fans, boilers, pumps, etc. The system provides status of equipment that is started and stopped, and it provides alarms for critical areas and equipment for the building. As part of the building LEED accreditation initiative, the Building Management System has additional measurement and verification points that provides metered outputs for the cooling, heating, ventilation, hot water and lighting systems. An independent system interfaced with the BMS provides metering and electrical data gathering, including flow meters for condenser water and heating water. The BMS system is designed with expansion capability for Tenant use.

TELECOMMUNICATIONS

- The building is Wired Score Platinum for connectivity.
- Two independent POEs enter the building. One on 9th Avenue and the other on 35th Street.
- A MDF air conditioned Head end room in the basement backed up by generator supports all critical infrastructure.
- A new distributed antenna system (DAS) equipment room is provided within the basement level. A DAS fiber backbone, core located antennas and future Tenant connections will be available on each floor.
- The Podium and Tower each are served by two new telecommunications closets (TC) at opposite ends of their respective cores. The new TCs are vertically-aligned and provide direct, yet diverse, pathways to the Main Telecommunications Equipment Room in the Cellar.



FIRE SAFETY

- Two (2) new combination water storage tanks at 28,500 gallons each on the roof of the mechanical penthouse. Each tank has a fire reserve of 22,500 gallons and domestic reserve capacity of 6,000 gallons with duplex booster pumps at 199 GPM each.
- A complete combination fire standpipe and sprinkler system is installed in core of the building. .
- Combination standpipe sprinkler risers have been provided in each stairway of the core, and a temporary construction sprinkler loop has been installed from stair to stair. Fire Protection control valves are designed in alternating staircases. Tenant to remove temp loop and extend sprinkler service to Premises.
- An Auxiliary Radio Communication System (ARCS) has been installed on every third floor per FDNY requirements.
- A new Class E Fire Alarm System has been installed throughout the building.
- A fire command station, Generator annunciator, smoke purge and ARCS panel are located at the Lobby Security Desk.

PLUMBING

• A 4" Domestic water main enters the building from 35th street in addition two 8" fir water services enter the building, one on 35th street and the other from 9th Avenue.

SECURITY

- Schneider Security system:
 - New turnstiles with state-of-the-art technology that allows tenants to use card swipe, barcode and facial recognition to enter the building.
 - A Visitor management system has been included to streamline access for tenants' guests.
 - Perimeter digital cameras have been installed to monitor entrances and egress points.

SUSTAINABILITY

• LEED Platinum Certified.

- Placement of the core in a side-loaded position on the north façade for the majority of the new build to improve thermal performance of the cladding system.
- Use of high quality façade glazing to achieve the required 'G' and 'U' values for control of solar gains and heat losses, as determined by the building energy model.
- NYSERDA New Construction Program rebates have been filed and are being pursued.
- Installation of energy recovery air handling unit. Energy recovery units include supply and exhaust fans and total energy wheel.
- Centrally monitored electronic metering network.
- Selection of high efficiency plumbing fixtures complying with NYC Code.
- Lighting designed to meet NY Energy Code.

