



Market Segment - OFFICE

The Lincoln Building

The Lincoln Building was constructed in 1930 as a neo-gothic tower at the south end of Vanderbilt Avenue, near Grand Central Terminal.

The most notable feature of the 55 story tall brown stone exterior are the pointed gothic-style windows near the top. At the time of its completion, the developers claimed that never before had an office building benefited from “so much fresh air, or so much bright light”.

Completed in 2005, an \$85 million dollar renovation updated the buildings systems including the replacement of 4000 windows with new double-pane glasses and combining smaller offices into larger units (suites). Other

improvements were the new law library and conference center, high speed internet access and updated elevators with TV screens.

Air-conditioning of the public corridors on the 4th through 35th floors was also part of the renovation. A new 200 ton air cooled Multistack chiller was installed on the 55th floor to provide chilled water to 135 ceiling hung fan coil units. There are approximately four fan coil units per floor serving the corridors. Each fan coil unit

contains a direct digital controller and two motorized chilled water valves, one modulating and one two-position for isolation. Motorized ball valves were selected having a pressure rating of 600 psi wog to accommodate the high working pressure of the system. During occupied hours, the fan coil fans are cycled and the CHW coil valve is modulated to maintain the corridor return air temperature

at set point. During unoccupied hours, the fan coil units are off.

Occupied and unoccupied times are scheduled through the new building management system. A leak detector in the pan closes the two-position isolation valve upon sensing a leak. The leak alarm is annunciated at the BMS workstation.

Constant speed chilled water pumps are started and stopped by the building management system. A differential pressure valve is controlled to maintain downstream differential pressure.

All fan coil unit controllers are connected on dedicated networks run along the long public corridor ceilings and communicate with five supervisory/network controllers. The supervisory controllers are networked on a dedicated category 5 Ethernet bus.

The control and operation of each fan coil unit is independent of the other. Over 2000 system points, data, and alarms are available for viewing and commanding at the building’s BMS workstation located at the lower level in the Building Engineer’s office. A graphics package at the BMS workstation depicting the fan coil units and their locations in the corridors facilitates their monitoring.

The Lincoln Building caters to tenants of all sizes. Most floors contain office suites. Tenants include pharmaceutical companies, real estate management firms, realtors, insurance companies, HVAC contractors, lawyers, doctors, and dentists. In-building services include a multi-media



BACKGROUND

Project Type:
HVAC

Location:
60 East 42nd Street
New York, NY

Owner:
Lincoln Building
Associates, LLC

Architect:
The Phillips Group

Engineer:
Thomas Veltre Associates

Project Size:
100,000 sq. ft

Facility Usage:
Office Space

conference center, law library, messenger center, dining, banking, and brokerage. Within the neighboring area are the Met Life Building, The New York Public Library, The Whitney Museum of Modern Art, and the Grand Central Terminal.

The entrance lobby contains American sculptor Daniel Chester French's bronze model of the statue for the Lincoln Memorial in Washington D.C. In 1954, the owners of the building approached French's widow about acquiring a sculpture of President Lincoln. The statue that was purchased for the building is the actual the model on which the Lincoln Memorial in Washington D.C. is based. Quotations from Lincoln's speeches adorn the lobby walls.

During the construction phase the building maintained its occupancy. TSBA performed a majority of their work after normal working hours.



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