

400PARKAVE

NEW BUILDING ENTRANCE / STOREFRONTS

ARCHITECT: MOED DE ARMAS AND SHANNON

- Modern glazed aluminum mullion storefront system installed, including 12' high clear glass and a 3' LED backlit white glass signage band.
- New “frameless” revolving door and ADA compliant glass entry doors, including modern stainless steel hardware.
- Entrance surrounded by backlit white glass and includes new “Four Hundred Park” exterior building address signage.

HVAC PLANT UPGRADE: CHILLER REPLACEMENT

MECHANICAL ENGINEER: J, F, K, & M

- New state-of-the art 800 ton York electric driven centrifugal chiller.
- New chiller will ensure more energy efficient operation and provide HVAC plant redundancy with existing steam machine.

For information, please contact



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ELEVATOR MODERNIZATION PROJECT

ARCHITECT: MOED DE ARMAS AND SHANNON;

ELEVATOR CONSULTANT: BOCA GROUP; INSTALLATION: NOUVEAU ELEVATOR

- Passenger elevators and the service elevator have been completely modernized.
- Elevator upgrades include new machine room and shaftway equipment, SCR drive solid-state controllers, new door tracks and hangers on all floors, and a state-of-the-art elevator management system.
- Passenger elevator cab finish upgrades include stainless steel mesh wall panels, zero radius stainless steel elevator fronts with integrated car operating panels, energy efficient LED lighting, Captivate Network information screens, new security cameras, new intercoms, and wool carpeting.
- Service elevator cab finish upgrades include stainless steel diamond plate wall and floor panels and an extended cab ceiling to accommodate oversize deliveries.

WINDOW REPLACEMENT PROJECT

ARCHITECT: MOED DE ARMAS AND SHANNON;

FAÇADE CONSULTANT: ISRAEL BERGER & ASSOCIATES;

FABRICATION/INSTALLATION: SKYLINE WINDOWS

- Skyline Series 1000 casement windows have been installed throughout the building.
- Aluminum frames have a clear anodized interior and exterior finish.
- Insulating glass is manufactured by Viracon and consists of two ¼" layers with a low-E Coating to improve energy efficiency.
- New windows have reduced street noise transmission, improved sight lines, and provided a modern appearance from both the inside and outside of the building.

400 PARK AVE

TELECOMMUNICATION AND IT INFRASTRUCTURE UPGRADES

- A new fiber optic backbone was installed by Verizon and is capable of providing up to 50 MG/second IDE circuits with complete redundancy.
- Time Warner Cable, RCN, and Light Tower have also installed new fiber optic service risers in the building.
- These upgrades have resulted in 400 Park Avenue being awarded WiredScore Certified Platinum, indicating best-in-class technological connectivity.

LOBBY IMPROVEMENTS

ARCHITECT: MOED DE ARMAS AND SHANNON;
LIGHTING DESIGNER: KUGLER NING LIGHTING DESIGN

- Lobby upgrades include the replacement of all bronze elevator entrances with new stainless steel doors/frames and integrated LED hall lanterns.
- 90W halogen down lights have been replaced with 20W energy efficient LED down lights.
- Interior signage was replaced.
- New artwork was installed throughout the lobby.

BUILDING SECURITY UPGRADES

SECURITY SYSTEM DESIGN / INSTALLATION: SECURITY BY DESIGN

- New Fast Lane Clear Style 200 optical turnstiles were installed in the lobby.
- A Passage Point Professional system was installed at the front desk and provides for visitor pre-registration and lobby badging.

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BUILDING STANDARD RESTROOMS

ARCHITECT: GENSLER AND MILO KLEINBERG DESIGN ASSOCIATES

- New building-standard restrooms were constructed on many single and multi-tenant office floors.

BUILDING STANDARD COMMON CORRIDORS

ARCHITECT: GENSLER AND MILO KLEINBERG DESIGN ASSOCIATES

- New building-standard common corridors were constructed on several multi-tenant office floors.

BUILDING STANDARD FAN COIL UNIT ENCLOSURES

DESIGN / FABRICATION / INSTALLATION: INTERIOR METALS AND BERJEN METALS

- Building-standard fan coil unit enclosures have been installed in new tenant suites.
- New standard includes fixed mullion design, factory painted with a gloss white powder coat and anodized aluminum grilles.

MESSENGER CENTER

(ON-GOING)

ARCHITECT: MOED DE ARMAS AND SHANNON

- A building messenger center will be installed on 54th Street to process package deliveries.

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LIFE SAFETY UPGRADES

(ON-GOING)

MECHANICAL ENGINEER: TBD

- A supplemental fire pump will be installed.
- The fire pump will allow for building-wide sprinkler coverage (including mechanical rooms) to comply with local law.

TERRACE LANDSCAPING

(ON-GOING)

LANDSCAPE ARCHITECT: BARBARA ISRAEL GARDENING ANTIQUES; ROOFING CONSULTANT:
CONSULTING ASSOCIATES OF NEW YORK AND ISRAEL BERGER ASSOCIATES

- Useable terraces will be restored on floors 8, 10, 14, 16, 19 and 21, including new pavers, landscaping, and outdoor furniture.