

# 1140 Avenue of the Americas

New York, NY

**Client**  
Stellar Management

**Value**  
US\$31,000,000

**Completion**  
2009

**Assignment**  
Construction Management



Bovis Lend Lease managed the upgrade of the amenities, systems and building image to allow optimum rents for the capital invested.

Bovis Lend Lease installed a new curtain wall system beginning at the second level with an oversized panel dimension of 14 feet, five inches by five feet, while the upper floors have a typical dimension of 11-foot, six inches by five feet. The curtain wall system features custom aluminum fins, which span three, separate vertical mullions and a decorative channel, which runs the entire length of the building on the west elevation.

Bovis Lend Lease provided construction management services for Stellar Management's project 1140 Avenue of the Americas, a major capital investment program. This project completely changed the look of this major Mid-town Manhattan location.

The exterior upgrade features a unique component, a light fixture running on the southwest corner of the building from the parapet on the 19<sup>th</sup> floor down to the louver on the mezzanine. Housed in a custom break form piece, which allows light to reflect off the back position of the system giving the building a special glow, was installed with the curtain wall.



Another unique feature is the fabrication of a custom baffle, which conceals the exterior fixture while enhancing the light reflection and provides for easy maintenance; the fixture allows a choice of a spectrum of different colors and patterns.

During construction the building remained fully occupied and operational.

The remainder of the building, 37,000 square feet, was refurbished with replacement casement windows and a new stucco surface.

The project included a façade maintenance system utilizing a window washing button, minimizing the distraction on the vertical mullions.

The lobby renovation features marble and millwork including Jerusalem marble on the walls and floor, and Inca gray chiseled stone at the reception area and elevator banks. Vertical and horizontal wooden 'wings' span 20 feet in length and height. The elevator doors and bucks were re-clad with a metal mesh screen wall above the top jamb; a new reception desk was also installed. Elevators, fire/sprinkler and HVAC systems were upgraded/ modernized and a hydraulic elevator was installed.

The building remained occupied and operational throughout construction. The building location on Sixth Avenue in close proximity to Times Square presented challenges; however, Bovis Lend Lease developed a site safety logistics plan, approved by the Best Squad and the Department of Buildings, detailing pre-planning, which laid out all aspects of the project.