

787 Eleventh Avenue

Infrastructure Upgrade and Tenant Build-out



THE OPPORTUNITY

Originally built in 1929, 787 Eleventh Avenue is undergoing a complete transformation to include a new lobby, two additional stories, floor to ceiling windows, expanded ceiling heights, brand-new infrastructure, and a plethora of amenities on its upper floors, including a rooftop garden and tennis court. The completely renovated building is poised to hold high-end commercial tenants. Donnelly Mechanical's construction team has been contracted to provide the new HVAC infrastructure.

THE PROJECT

The eight-story building renovation converted the upper floors from auto repair shops to high-end offices with a new, modern HVAC infrastructure. Donnelly Mechanical first prepared the almost 90-year old building for interior demolition, also identifying the existing systems that were in use. These systems would need to be relocated and operational to ensure that Floors 1-5 were still functional as they would be occupied during the renovation. A temporary chiller was set up to provide HVAC service to the occupied floors. The steam distribution needed to be relocated to the 5th floor as it was disrupted by the new upper floor construction.

THE OUTCOME

Donnelly Mechanical provided new cooling towers, vertical piping risers, floor units and heating for the renovated upper floors. A new central building management and control system was installed to ensure secure and efficient operations, providing alerts to system managers when there is a problem. A new air conditioning system was installed in the cellar to ensure new electric service equipment is operating at proper temperatures. Overall, the new HVAC infrastructure provides a core and shell for all other floors and equipment to connect and integrate with.

Project Role

- Construction

Technical Scope

- (2) cell induced draft cooling towers with pumps and heat exchangers
- (2) high efficiency gas fired hot water boilers for space heating
- Central Building Management and Control System
- (2) water cooled DX air conditioning units per floor

Challenges

- Old building
- Relocate Systems - floors 1-5 occupied

