



## CASE STUDY

**510 Madison Avenue,** NEW YORK, NY

### COMMERCIAL

### OFFICE BUILDINGS/REAL ESTATE

**OPERATING COMPANY:**

Heritage Mechanical Services, Inc.

**CLIENT:**

Macklowe Properties

**ARCHITECT:**

SCLE

**ENGINEER:**

IM Robbins

**GENERAL CONTRACTOR:**

Tishman Construction

**MECHANICAL CONTRACTOR:**

Heritage Mechanical Services, Inc.

**PROJECT DURATION:**

1½ years, completion scheduled for March 2009

**CONTRACT AMOUNT:**

\$15 million

**TECHNICAL SOLUTIONS**

Relationships

Quality Service

VALUE ENGINEERING

Experience

Project Schedule & Coordination

EXPERTISE

- ☐ New Construction
- ☐ Retrofit
- ☐ Electrical Construction
- ☒ Mechanical Construction
- ☐ Facilities Services
- ☐ Consulting Services

**VALUE DELIVERED**

A new addition to the client's real estate portfolio; significant energy efficiency for tenant comfort at lower cost; installation completed with maximum safety; new office space for the city; a stronger tax base; additional revenue potential for surrounding businesses.

**OBJECTIVES**

To construct a new 30-story, 350,000-square-foot LEED Gold office building with a health club and restaurant.

**SOLUTIONS**

To help this client achieve its goals, Heritage acted as the project's prime mechanical contractor with responsibility for all mechanical work, including heating, ventilation, and air conditioning. The scope of work involved installing air conditioning designed to provide four times more filtered natural air to working spaces than is required by code and connecting ductwork to waterproof fresh air louvers. Both features were among those submitted for the LEED Gold rating.

Since the facility's design called for installation of separate air conditioning units on each floor, this project required rigging each unit from the ground into the air, where it was swung over the building and lowered into position. In New York City, where there have recently been several major rigging accidents, this was a particularly delicate operation, especially since a major hotel is located next to the site. Heritage's rigging expertise and highly skilled foremen, however, completed this phase of the project successfully, while maintaining maximum safety standards.

**BACKGROUND**

Founded in the mid-1960's, Macklowe Properties has been an active and profitable developer, acquirer, redeveloper, owner and manager of a diverse array of real estate investments. The company has successfully achieved a full level of vertical integration, combining design, planning, construction, management, accounting, and executive-level ownership and operation for absolute responsibility and control over its assets. In the aggregate, the company's developments have totaled over 10-million square feet and have taken place in nearly every commercial and residential submarket of Manhattan.

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