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REAL ESTATE WEEKLY

WEDNESDAY, FEBRUARY 15, 2012

Tower 45 atrium team ‘hits it out of the park’

ACC Construction, a New York City-based WBE construction firm, has completed construction of a dramatic outdoor atrium and building lobby at Tower 45, a Class A commercial building at 120 West 45th Street.

The space, designed by LB Architects, is owned by SL Green Realty Corporation, who commissioned the redesign as part of a revitalization for Tower 45.

The atrium and lobby designs feature a series of large, suspended geometric light fixtures, essentially squares of light nested in space. In the atrium the fixture is, in effect, a large sculpture; it is suspended from the ceiling height of 16 stories above street level to hang 25’ and 40’ above the floor.

At 11,000 pounds, the lights approximately equal the weight of three cars. Suspending them from the top of the atrium required almost one mile of stainless steel aircraft cable, and required extensive engineering.

Both LB and ACC worked closely with Lukas Lighting, which engineered and manufactured the lighting and helped develop the suspension systems.

Other features of the atrium include a water feature along the side wall where water cascades down a series of marble blocks, and new LED lights along the back wall in a configuration that mirrors the shape of the lighting.

Inside, a smaller and more complex version of the light is hung in the lobby. A gypsum-cast wave wall behind the reception desk was also designed as a custom piece, and relates to the outside fountain. Additionally, ACC refurbished the elevator cabs and installed turnstiles and a new security system.

David Silverman, associate at LB Architects, said SL Green wanted an attention-grabbing feature for this 15-story atrium space. “We wanted to activate the space, and to energize it,” Silverman said.

“We are very proud of this significant project,” said Michele Medaglia, president and CEO of ACC. “It was challenging and exciting at the same time, and it was certainly a collaborative effort by all.”

Edward V. Piccinich, director of management and construction at SL Green, said the firm wanted to make an architectural statement that people would remember. “Both our existing and prospective tenants, as well as the general public, will benefit from the inviting feeling one now experiences when passing in front of the building. The Bobby Van’s restaurant and BV’s Burger take-out window in the rear of the atrium were brought

in to complement the new renovations and enhance the image of the building that was in need of a transformation.

“We squarely hit it out of the park by creating a serene setting with the cascading waterfall, spectacular light fixtures and new finishes, and the entire project team did a terrific job.”



The stunning new atrium at Tower 45 inside (inset) and out.