

BEST OF
2007
AWARDS

Chelsea Arts Tower

PROJECT OF THE YEAR: New Office

Some predict the concept behind the \$19.5 million Chelsea Arts Tower will be the next big thing in New York City - office space available for purchase.

Developers Young Woo Associates LLC, and Jack Guttman of New York City are taking that idea and applying it to the West Chelsea arts community.

The 110,000-sq-ft building is the first condominium commercial gallery building in New York City. The 20-story condominium building is located at West 25th St. in Manhattan.

Construction started in March of 2005 and is scheduled for completion in January. The tower is the first of its kind in West Chelsea to offer galleries and other creative companies the option to buy their own space. Two New York based contractors contributed to this project, Flintlock Construction Services LLC was the structural contractor, and FJ Sciamè Construction Co., the foundation contractor.

The tower is made of concrete and glass. Its framed in flat slab concrete. The foundation system consists of high capacity drilled caisson to underlying rock below. The framed cellar slab is supported by two studs welded to the caisson shell, which extends up into the deep grade beams.

The interior consists of concrete walls and exposed circular columns. Kossar &

Garry Architects LLP based in New York designed the tower. An extraordinary amount of exposed concrete was used as part of the interior aesthetic. The units feature flexible open spaces and panoramic views to the south and west. The ceilings extend to 17 ft on the first gallery floor and 11 ft on the other floors. Floors range from 4,100 sq ft on the first floor and about 3,500 sq ft on the upper floors.

Since the tower's site is connected to adjacent buildings, the team had to make sure loose materials at higher elevations didn't affect the surrounding buildings. GACE Consulting Engineers PC were the structural engineers for the project. Deep cantilevered grade beams were used to support perimeter columns and to keep the new foundations away from the neighboring buildings.

The team used incorporated terraces, setbacks, and cantilevers throughout the structure to meet zoning and architectural restrictions. The relatively small foot-



plate, open floor plans, and high ceilings made the use of combined shear walls and column/slab frames the most economical lateral system for the building.

Amenities include three elevators, lobby concierge and full-time superintendent, high-fiber optics and state-of-the-art security. Tenants include Marlborough Gallery, Tina Kim Fine Art, art collectors Glenn Fuhrman and Adam Lindemann.

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Key Players

Owner: Jack Gutmann and Young Woo Associates

Structural Engineers: GACE Consulting Engineers

Architect: Kossar & Garry Architects LLP

MEP: Mathew Bendix PE, PC

Geotechnical Engineers: Pillori Associations

Structural Contractor: Flintlock Construction Services LLC

Foundation Contractor: FJ Sciamè Construction Co.