

BEST OF
2007
AWARDS

45 Park Avenue

PROJECT OF THE YEAR: Residential

Holding a parcel with a prestigious address – 45 Park Ave. – SJP Residential Properties aimed to develop a condominium project attractive to people wanting to move to Manhattan or to upgrade.

“Living on Park Avenue is like a dream fulfilled,” says Allen Goldman, president of SJP Residential of Parsippany, N.J., and managing partner of the 45 Park project. “We wanted to be in character with the neighborhood and offer all of the benefits people who are looking at new construction want, in terms of floor-to-ceiling windows and higher ceilings and an expansive feel.”

Few properties come available on Park Avenue. SJP Residential purchased the former Sheraton Russell Hotel, built in the 1920s and in need of upgrading. The company initially considered renovating the structure, but further assessments revealed too many space limitations, such as ceiling heights, which would have been impossible to reconfigure.

Designer Costas Kondylis & Partners of New York created a new 22-story, 156,000-sq-ft, 105-unit building with a classic Park Avenue aura. Brick, precast panels, 9-ft-tall windows that open wide onto Juliette balconies and a 16-space parking garage add to the appeal. The building features terraces on the second and 17th floors.

“The top floors are set back, giving relief to the building street front, and provide terrace space for certain apartments while fitting within the zoning requirements of the site,” Steve Bonora, a partner with Costas Kondylis, says in an e-mail.

City zoning limited the height to 210 ft. The team used slightly thinner, 7-in slabs on the majority of the upper floors, making it possible to reconfigure the floor plates and column layouts.

Construction manager Pavarini Mc-



Govern of New York began work on the \$60 million project in March 2006 and completed it in September.

Individual one- and two-bedroom condominium units range in size from 680 sq ft to 1,500 sq ft. They sport granite countertops, upscale appliances, marble bathrooms, exotic wood floors and washers and dryers. Prices ranged from less than \$1 million to upward of \$5 million. Some owners purchased more than one unit to create a larger living space.

The property sits above the 4, 5 and 6 subway lines, initially presenting an obstacle.

The team developed a foundation that went around the subway lines. Rather than drilling cylindrical caissons into rock, crews used a concrete strap beam-button design, which complied with Metropolitan Transportation Authority regulations. The buttons now serve the dual purpose of acting as support for the subway's adjoining walls and load-bearing supports for the building.

“We attempted to make use of the ex-

Key Players

Owner: SJP Residential Properties, Parsippany, N.J.

Construction Manager/General Contractor: Pavarini McGovern, New York

Architect: Costas Kondylis & Partners, New York

Structural Engineer: Goldstein Associates, New York

Sitework: John Civetta & Sons, Bronx, N.Y.

Geotechnical Engineer: Mueser Rutledge, New York

Concrete Contractor: Broadway Concrete, New York

Facade Consultant: Israel Berger & Associates, New York

isting foundation and adjoining walls in order to minimize disruptions to the surrounding properties and not have to tear down what we would have to rebuild,” Goldman says. >>

Victor Cividini, vice president of construction at SJP Residential, adds, "Instead of mechanically digging with machines, we hand dug 5-ft-square holes down to the bedrock so we could found our building on that. The whole purpose was to get away from the vibration."

Pavarini used a Manitowoc 4100 crawler crane to pour the cast-in-place concrete superstructure. Crews also used some additional reinforcing steel on each floor to secure the structure.

Crane setup and take-down required closing Park Avenue. Due to the limited area available for staging, the team used just-in-time delivery of materials.

The new structure sits immediately adjacent to an existing apartment building. Balconies on the adjoining side of that neighboring building had to be sealed shut, requiring close coordination with

the owner.

The basement at 45 Park includes mechanical systems, storage units and an office and workshop for the resident manager. The first floor features an entrance lobby with marble floors and Mozambique woods and two professional office spaces with separate entrances for physicians. At the rear, the team built a 16-car, self-parking structure and sold the spaces for more than \$200,000 each on average.

A resident lounge with kitchen and a fitness center for residents were built on the second floor.

The building "has a European feel inside," Cividini says. "You can get an expansive feel on a nice day, opening up both doors. We have a considerable amount of window area to solid-wall area."

For the exterior, the team went with the timeless appeal of stone and brick.

"Brick was a natural choice in order to achieve this appearance," Bonora says. "However, we wanted to take it one step further than hand-set brick. In order to obtain a crisp alignment of brick throughout the façade, we used a panelized precast/brick system."

Bricks were cut in half and set in one- and two-story precast panels. The bricks were consistently positioned by setting them in molded forms in a controlled environment.

The construction team used the crawler crane and a monorail system to mount the panels. Workers then manually detached each individual panel off the crane's hook and placed it onto the monorail trolley system. The panels then slid down the monorail to their installation destination where they were set in place. <<