

structurally sound



GIVE ME PARK AVENUE

SO PROCLAIMED EVA GABOR (as Lisa Douglas) in the theme song to the iconic 1960s sitcom *Green Acres*.

And buildings like 425 Park Avenue may have even kept her husband, Eddie Albert (aka Oliver Wendell Douglas), from wanting to leave the city for farm living and fresh air. The 900-ft-tall, 47-story office tower, an incredibly complicated steel renovation project that will encompass some of the most expensive real estate in the city when completed, would have no doubt been a great home for his law practice.

Designed by Foster + Partners and WSP (and fabricated and erected by AISC members Owen Steel and A.J. McNulty and Company, respectively) the project expands upon an existing 30-story structure that was built in 1957. Seventeen levels of the original building were retained and incorporated into the new tower, a zoning strategy that allowed the owner to build a taller structure with an additional 90,000 sq. ft of space that wouldn't have been possible had the entire original structure been razed. The entire building is nearly 700,000 sq. ft.

Here are some facts about the steel framing:

- The framing for alternating floors was removed to create a three-story lobby and double-height levels up to the new seventh floor.
- Sloped “V” and tripod columns at the sloped-column floor (seventh) and Club Level (16th) incorporate a 7% twist to accommodate the façade. A.J. McNulty originally desired bolted wide-flange shapes for the feature sloped columns, but the façade required welded box columns instead. Both of these floors feature hanging mezzanines facilitated by intricate trusses.
- There are no columns at the corners, an impressive feat for double-height floors.
- Like most tower projects in New York, the building employs a hybrid spine with embedded steel columns to transfer loads and aid in constructability. The building is expected to top out around the end of the year.
- The building will use nearly 8,400 tons of structural steel, all fabricated at Owen’s Columbia, S.C., and Wilmington, Del., facilities. ■