



## **Project of the Month: Structure Tone to complete first green off-Broadway theatre center - 70,000 s/f Signature Center**

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As construction manager, Structure Tone is helping bring to life the vision of Signature Theatre Company for the Signature Center on West 42nd St. "This is a very unique and exciting project," said Peter Quinlan-Walsh, project executive. "When complete, the Signature Center will be a new jewel in the City's arts crown." It is the latest design of renowned architect Frank Gehry and H3 Hardy Collaboration Architecture LLC as executive architect.

The 70,000 s/f Signature Center is located on the lower and mezzanine levels of a new mixed-use Related Development property. It includes three theatres; two rehearsal studios; comprehensive back-of-house; administrative and artist collaboration offices; and a lobby with bookstore, café and concierge desk.

Signature Center will be the first green off-Broadway theatre center, seeking the highest LEED certification level - Platinum. Structure Tone is integral to this process, implementing a construction waste management plan that diverts 75% of waste materials to recycling facilities. Further, Structure Tone is responsible for the Indoor Air Quality (IAQ), which includes utilizing low-emitting volatile organic compounds (VOCs) for adhesives, sealants, paints and other interior finish components; venting the space for two weeks before occupancy; and a stringent program to seal and protect duct work as it is installed to prevent dust accumulation prior to start-up.

Also as part of the LEED certification effort, Structure Tone ensures that all materials used at the site comply with LEED requirements. For example, at least 50% of wood products must be FSC (Forest Stewardship Council) certified. In addition, 20% of materials must be manufactured regionally (500 mile radius) and 10% of materials must be comprised of recycled content. Additional aspects of the LEED Platinum plan include reducing potable water use by 30%, purchasing electricity from renewable sources, maximizing day-lighting, and zero use of CFC-based refrigerants, among other measures.

In addition to its green initiative, the Center includes other innovations and challenges. The unique Gehry design features substantial use of raw finishes with traditional materials being used in new ways. Also, the Center is being constructed while the overall building shell is still being completed.

Noted Paul Keosayan, Project Manager, "Building Information Modeling (BIM) has been an invaluable tool for coordination of this complex project. Using laser scanning, we created a point cloud of the interior spaces, leading to a 3D model. This enables all consultants and trade subcontractors to work from a common, dimensionally correct 3D model, which significantly reduces clashes in the field between design elements. It also facilitates achieving the tolerances and quality mandated by the Gehry design and helps us ensure minimal acoustic intrusion in the space, which is critical for a performance venue."

"The entire team is doing a wonderful job and we anticipate a very exciting February 2012 opening," said Erika Mallin, Executive Director, Signature Theatre Company. "Signature Center will be a tremendous new asset to the cultural landscape of our city."

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