



Kostow Greenwood Architects designs 35,000 s/f office for Fir Tree

November 20, 2018 - Design / Build

Fir Tree Partners, 55 W 46th Street, 28th Floor - Manhattan, NY. Photo credit: Adrian Wilson.

Manhattan, NY Fir Tree Partners engaged Kostow Greenwood Architects for four separate office designs beginning in 1999 (NYC - 535 Fifth Ave; NYC – 505 Fifth Ave; Miami; and recently NYC - 55 W 46th St.) and through incremental and determined decisions, has proven that the relationship-focused financial industry can thrive in a people-centric office designed with the highest standards of wellness. As a company, Fir Tree Partners is committed to environmentally responsible design that conserves energy and reduces impact on our natural resources. Their recent 35,000 s/f project on the 28th floor of 55 W 46th St. was designed to exceed the LEED Silver standard in terms of sustainably sourced materials and MEP systems and controls. Further, in order to support a healthy and productive workplace, many concepts of The WELL Building Standard were incorporated including: Improved air quality, drinking water and nourishment, access to natural lighting and lighting control, acoustical and thermal comfort, and ergonomic seating and work-stations.

Abiding by an “eco scorecard” while identifying construction and design components that meet industry code and serve the function and purpose of the workplace environment. Defying the industry assumption that incorporating sustainable elements into corporate design is costly, Fir Tree Partners’ directive to Kostow Greenwood Architects was to identify sustainable solutions within an established budget and to raise the awareness level among employees as to the reasoning behind the design elements.

Repurposing of existing and in good condition furniture, as well as other notable elements from the previous NYC office location was a driving principle to reducing waste. The client’s now famous directive that “Not one thing goes into a landfill” guided several decisions.

All architectural materials and furniture were specified for low VOC, particulate matter, inorganic gases and radon content as well as:

- Fundamental material safety: Asbestos, mercury and lead restriction
- Smoking ban: No smoking indoors or within 25 ft. of the exterior entrance.
- Ventilation design: Complies with all requirements set forth in ASHRAE 62.1-2013.

- Ventilation balancing: After substantial completion the ventilation system was balanced.
- Construction pollution management was enforced throughout the project.
- Building entryway is air-sealed.

Fir Tree Partners has a cleaning protocol that incorporates natural products. No pesticides are allowed.

All drinking water is filtered for sediment, microorganisms, dissolved metals, organic pollutants
Water is periodically tested and system is maintained

NOURISHMENT:

- Fresh fruits and vegetables as well as healthy snacks are provided on a regular basis
- High calorie juices, snacks and heavily processed foods are not provided
- Nutritional information is provided
- Hand washing supplies, clean cutting surfaces and proper cold storage facilities are provided
- Cafe and Break out Areas are designed with optimum light and convivial spaces

LIGHT:

- Lighting is designed with criteria with a focus on visual acuity, as well as brightness management with minimum glare
- Window shades are provided to manage daylight and heat loads
- Hi Color Rendering Index lamps specified
- Work surfaces are designed for low reflectivity
- All offices and workstations are provided with natural daylight

FITNESS:

- The building has a gym open to all occupants, with Cardiorespiratory and Muscle Strengthening Equipment
- Bicycle Storage is provided in the building

- All workstations are Height Adjustable enabling working while standing or sitting

COMFORT:

- The workspace is 100% Accessible
- Acoustics are designed to minimize sound transmission within open areas as well as from Conference Rooms and Offices to Open Areas
- Several Quiet Rooms and a Wellness Room are designed for comfort and privacy

MIND:

- The space was designed to be visually pleasing with neutral and warm color accents.
- Live plants were incorporated into all open and shared spaces
- Design Solutions

DEMOLITION AND CONSTRUCTION MANAGEMENT

Furniture and materials from the existing space were re-used, re-cycled or properly disposed of

LIGHTING:

A “Daylighting System” was incorporated to minimize the use of electrical lights when daylight is adequate

FURNISHINGS:

Repurposed wood was used to construct the table and cabinetry in the Cafe

Design Team

Architect / Interior Designer: Kostow Greenwood Architects

MEP/FP Engineer: Jaros, Baum and Bolles

Lighting Design: Jaros, Baum and Bolles

Acoustician: Longman Lindsey

Structural Engineer: Hage Engineering

Contractor: Structure Tone

Expeditor: Brookbridge

Audio / Visual Systems: Spectra Audio Design

Kitchen Consultant: Jacobs-Dolan-Bier

Plant Design: The Sill

Project Team

Project Manager: TKO Project Management

Contractor: Structure Tone

Furniture Dealer: WB Wood

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540