



80 Pine Street

Building Systems Summary and Information

Building Owner

Rudin Family

Architect

Emery Roth & Sons
Year Built: 1960

Fogarty Finger
Renovated: 2020 (ongoing)

Ceiling Heights

Slab-to-slab heights range from 11'0" to 16'0.

Resiliency

Owner relocated critical infrastructure to 2nd floor mezzanine including main electrical service switches and distribution boards, fire alarm (amp racks and power rack) and main communications frame room.

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Heating, Ventilation and Air Conditioning (“HVAC”)

Air-conditioning is provided by a central plant with two (2), 1,600 ton chillers. Heat is delivered to the spaces via central heating, interior and perimeter fans, and hot water and steam induction units on the perimeter.

Base Building Hours of Operation:

Monday–Friday: 8:00 AM–6:00 PM

Supplemental HVAC:

- A dedicated 680 ton closed loop condenser water system to support tenant supplemental cooling needs.
- The system serves the entire building and is fitted with supply and return taps on each floor.
- The system operates 24/7/365, and is designed for 2 GPM/ ton operating delta T of 15 degrees (entering water temperature 100 leaving water temperature 85).

Emergency Power

The building has a 260 kW generator for Life Safety. Owner can provide a location(s) for tenant’s back-up generator as needed.

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Electricity

Base service for tenant electric is currently six (6) watts per Usable Square Foot (“USF”), with electrical capacity for additional watts, as needed.

The building is serviced by four (4), 4,000A 277,480 services from Con Edison. The main services enter the building on Maiden Lane. The main electrical switchgear room is located on the Mezzanine Level (above the floor plain).

Terraces & Setbacks

The building has setbacks on the 3rd, 10th, 14th, 18th, 20th and 23rd floors, including the potential for private terraces.

Security

24/7 manned security desk, CCTV and card access systems.

Messenger center / package intercept.



Vertical Transportation

A complete elevator modernization of 20-passenger elevators is planned in 2021, including a destination dispatch system and new cab interiors.

Four Elevators Banks:

Elevators:	6	Floors:	2–9
Elevators:	6	Floors:	10–17
Elevators:	4	Floors:	18–27
Elevators:	4	Floors:	28–38

Freight Elevators:

Elevators:	2	Floors:	B–39
Dimensions:		L:	62.5" W: 82" H: 108"
Weight Capacity:			3,500 lbs.

Sprinkler System

The building is fully sprinklered.

Mass Transit Access

The building is in close proximity to the 1, 2, 3, 4, 5, A, C, J, & Z subway lines, the Staten Island Ferry, the NYC Ferry lines at Pier 11 and the Port Authority Trans-Hudson (PATH) system.

Parking

A Rudin managed entity operates a garage within the building with direct access to the lobby.

The garage can accommodate 178 vehicles.

Bike Storage

Bike storage is located in the building's parking garage at no cost to tenants.

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Technology

General:

WiredScore Certified Platinum, Nantum Operating System, Distributed Antenna System

Telecom Infrastructure:

80 Pine Street's telecom and data pathways are resilient and redundant. Points of Entry (POE) exist entering the building on Water Street as well as Pine Street with diverse routes to the Mezzanine Level MDF Room. This infrastructure was moved from below grade to the Mezzanine Level in 2013.

Three (3) diverse vertical risers feed the upper floors allowing redundant connectivity. There is also a 41st Floor Telecom room that connects the rooftop antennae mounts, thus enabling the deployment of broadband fixed wireless radios, creating an additional diverse source of connectivity.

Broadband/ Data Providers:

AT&T, Cogent, Crown Castle, Charter Spectrum, Verizon, XO Communications and Zayo.

There are three (3) separate points of entry (off of Water Street, Pearl Street and Pine Street).

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Distributed Antenna System (DAS):

Owner has installed a Distributed Antenna System (DAS) within the building to enhance cellular connectivity.

COVID Protocols

COVID protocols encompass controlled access to common areas, social distancing measures, and reduced entry touch points.

All tenants and visitors are required to wear a mask to enter the building.

Building HVAC filters have been upgraded to MERV 15 air filters per ASHRAE recommendations. Building HVAC units have been cleaned and sanitized as part of a regular maintenance program. All vents are cleaned/wiped down regularly with a disinfectant.

The building HVAC System can deliver a minimum of 30% / maximum of 100% outside air. As per ASHRAE recommendations the building systems are delivering increased volumes of outside air.

Hand sanitizing stations are available in the lobby for tenant use. Frequent sanitizing will continue to be performed on all high touch surfaces in public areas of the building.