The Durst Organization
Four Times Square
New York, NY 10036
212.391.6768
www.durst.org

Building Standards
151 West 42nd Street

Air Conditioning

The air conditioning system is a variable air volume system, which is designed to:
Maintain indoor drybulb temperature of 68°F, plus or minus 3°F, when the outdoor temperature is between 15°F and 60°F, during the heating season.

Maintain indoor drybulb temperature of 75°F, plus or minus 3°F, and approximately 50% relative humidity when outside conditions are not more than 89°F drybulb and 73°F wetbulb, during the cooling season.

The above noted performance standards are based upon the following conditions of internal heat and moisture gain:

a) one person per 100 usable square feet
b) a maximum of 4.0 watts per usable square foot for lighting and power combined.
c) the use of internal shading devices (blinds/shades)

VAV terminal units shall be pressure independent single duct VAV Terminal Titus Model DESV The terminals shall be equipped with pressure independent direct digital controls supplied by Tenant's control contractor (Siemens) and mounted by the terminal unit manufacturer.

External Static Pressure available to the tenant at base building point of connection for supply air shall be a minimum of 1.0".

Controls shall be compatible with Multi Point Center Averaging inlet velocity sensors (Aerocross) supplied by the terminal manufacturer. The sensor shall be multi-point center averaging type, with a minimum of four measuring ports parallel to the take-off point from the sensor. Sensors with measuring ports in series are not acceptable. The sensor must provide a minimum differential pressure signal of 0.03" wg. at an inlet velocity of 500 fpm.

Controls shall be Siemens Building Technologies Terminal Equipment Controller. Floor Level Network (FLN) shall be wired by Tenant's contractor to an FLN Controller (FLNC) or Modular Building Controller (MBC) spaced no further than one per every three floors.

The Base Building fans will be operated as VAV systems, with a base discharge temperature of 55°F, reset to a maximum of 65°F based on the number of Terminal Units calling for their minimum or maximum flow.

Tenant shall be responsible for power and control wiring from the nearest terminal device to the perimeter fin tube control actuator. Graphics shall illustrate which terminal device is controlling each valve.

Landlord shall not be required to meet the above standards if directed otherwise at anytime by any governmental authority having jurisdiction.

Condenser Water

Condenser water for support of Tenant supplemental air conditioning equipment is available for heat rejection purposes only. Tenant supplemental air conditioning equipment shall be sized at flowrate of 3 GPM/ton. During cooling season, the building will supply condenser water at 85 °F with a 10 °F ΔT. During heating season, the building will supply condenser water at no lower than 66 °F. The building will provide condenser water with a 10 PSI differential across the system. Refer to the building standards or equipment requirements.

Supplemental Pumping Requirements

Window Treatments

All windows shall have Mecho solar shades color to be Building Standard (Euroveil color #5302 Cornsilk fabric).

Base Building systems and the mandated vendor:

Fire Alarm:	Siemens	Christopher Edgeworth Sr. Sales Executive 973-396-4232 Cell: 973-445-0341 Christopher.edgeworth@siemens.com
Elevator:	Otis Elevator	Albert Ortiz Jr. Maintenance Super. 917-339-9625 Cell: 646-601-3969 Alberto.ortizjr@otis.com
BMS:	Siemens Building Technologies	Edgardo Servellon Sr. Service Acct. Engineer 973-575-6300 Direct: 973-396-4114 Edgardo.servellon@siemens.com
Water treatment:	Nalco Chemical Co.	Joshua Nanes 212-768-3701 917-656-6765 Cell: 518-577-1402

		jananes@nalco.com
Air Balancing:	International Testing & Balancing Weickert Industries, Inc.	Bill Freese 516-781-8400 itbltd@optonline.net Lisa M. Weickert 718-7706-0707 Cell: 516-330-9502 lisa@weickert.com
Enhanced Cellular In-Building Distributed Antenna System [iDAS]	Wireless Information Networks	John Wyskiel 630-325-6254 Cell: 708-323-8517 jwyskiel@indoorCellular.com