

## Henry Miller's Theatre at One Bryant Park

### 'Green' Construction Fact Sheet



*The façade of Henry Miller's Theatre was braced from the front while the existing theater structure was carefully demolished behind it and a new theater built. Photo courtesy Bernstein Associates.*

The 2.1-million-square-foot, 55-story One Bryant Park, also known as Bank of America Tower, is an Empire State Development Corporation project and a joint venture of The Durst Organization Inc. and Bank of America, N.A. It is being built to LEED<sup>®</sup> (Leadership in Energy and Environmental Design) Platinum standards. The podium of the skyscraper houses Henry Miller's Theatre, for which the Owners are pursuing LEED Gold certification. The theater was designed by Cook+Fox Architects LLP and is being built by Tishman Construction Corporation to incorporate a myriad of innovative, high-performance environmental technologies and procedures to promote the health and well being of people in the theater, reduce waste, and assure environmental sustainability (see **'Green' Elements Fact Sheet attached**).

One feature of the construction of the theater that reduces environmental impact is the fact that the theater's façade and many interior architectural components were restored and reused. This reduces resource consumption as compared to demolishing and/or reconstructing from scratch.

In the pursuit of LEED Gold certification, one of Tishman's primary roles as Construction Manager has been to teach LEED procedures to subcontractors. "The whole level of understanding in the industry is being raised," says David Horowitz, Senior Vice President of Tishman Construction and

Project Director for One Bryant Park and Henry Miller's Theatre. "Subcontractors are starting to get the hang of it. But there has been a tremendous learning curve by the entire construction community in understanding what's required and how to comply with not just the requirements, but also the spirit of it." Mr. Horowitz adds, "As we bid and buy, we make sure the contractors understand what is involved in meeting the LEED requirements."



*To the right is the façade of Henry Miller's Theatre, supported on the street side by bracing during construction. The deepest foundation in midtown Manhattan, 70 feet deep, was excavated behind it to prepare for the podium of One Bryant Park, which is seeking LEED Platinum certification, the highest possible United States Green Building Council rating. Photo courtesy Bernstein Associates.*

Following are some highlights of green construction at Henry Miller's Theatre:

**High quality of indoor air during construction and for finished building is maintained by ensuring:**

- Air-handling equipment, including ductwork, was checked for cleanliness upon arrival and remained sealed, protected and cleaned throughout construction, equipment testing, and start-up.
- Ultra-low sulfur fuels were utilized, and petroleum-product use (such as for winter heating, cutting and threading oils) was monitored to ensure no contact with under-floor air distribution plenum concrete.
- Products being installed on-site were verified to be the low-emitting materials approved in review, in compliance with project volatile organic compound (VOC), formaldehyde, and other chemical component limits.
- Dust from construction processes in the building was minimized with equipment vacuum attachments, controlled dampening, green dusting, and sequestration of source.

- Materials were well-protected from moisture to guard against microbial growth.
- Fibrous insulation was encapsulated/fully sealed to prevent exposure of fibers to breathing space.



*Construction of Henry Miller's Theatre. An 85-foot-long curved steel beam supports the mezzanine. Photo courtesy Bernstein Associates.*

#### **Containment of potential construction activity pollution:**

- Site soil and concrete runoff were contained to protect local catch basins.
- Collaboration with the Department of Environmental Protection ensured regulated concentration and quantity of discharge of chemicals from theater HVAC and plumbing equipment testing.
- Debris was dampened during loading from containers into trucks to minimize dust generation.

#### **Materials installed on-site are reviewed for environmental compliance prior to delivery:**

- Minimum 25 percent of materials were locally sourced (originating within a 500-mile radius), supporting the regional economy and reducing emissions from transportation.
- Sustainably harvested Forest Stewardship Council (FSC) certified wood accounts for at least 50 percent of rough and finish carpentry.

- High-recycled content was used; for example 45 percent of cement in the foundation and superstructure concrete mix designs was replaced with blast furnace slag, a by-product of iron manufacturing, significantly reducing the amount of CO<sub>2</sub> being released into the atmosphere.
- Waste reuse/reduction. A minimum 85 percent of construction and demolition debris was diverted from landfill and instead was recycled. The reuse of potential site waste was prioritized with contractors; i.e., most reels and pallets were taken back to avoid down-cycling of this wood.



*Photo shows the back of the façade of Henry Miller's Theatre. On this side of the façade, the theater's steel structure takes shape. The curved, 85-foot steel beam will support the mezzanine. Photo courtesy Bernstein Associates.*

**NOTE TO MEDIA: Hi-res photos are available from [blittlefield@rubenstein.com](mailto:blittlefield@rubenstein.com).**

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