



Orion

TOP PROJECTS COMPLETE

\$300 MILLION

Building a 60-story tower in Manhattan is a tall order on its own. Constructing it on busy W. 42nd Street next to the Port Authority of New York and New Jersey Bus Terminal added a complicated twist.

The project team constructing the 631-ft-tall Orion – a new \$300 million residential condominium tower that broke ground in June 2004 and opened last October – faced numerous obstacles related to the busy district. It had to coordinate all use of its 41st Street side with the Port Authority, including extensive review of foundation plans because of an underground tunnel serving the facility.

The team, led by Bovis Lend Lease of New York as construction manager, also faced limitations on the use of 42nd Street from the New York City Department of Transportation, which would not allow the tower crane to sit on the sidewalk because of heavy pedestrian traffic, requiring the project team to instead

hang the unit from the new building's fourth floor.

Extell Development of New York developed the 632,000-sq-ft tower, which has 551 one-, two-, and three-bedroom apartments. The design by New York's Cetra/Ruddy features corner living rooms and floor-to-ceiling glass windows that offer dramatic views of the Hudson River, Midtown, the downtown skyline, and Central Park.

The reinforced concrete building has a 275,000-sq-ft aluminum and glass hybrid curtain wall façade, using a system created by SOTA Glazing of Toronto that does not require the installer to embed the panels into concrete at the slab edge and requires no exterior caulking. Instead, the system mounts into a 1.5-in depression at the slab edge with an aluminum anchor.

The building has 20,000 sq ft of amenities located on the 28th through 30th floors, including an indoor swimming pool, which sits on steel dunnage directly above mechanical equipment on the 27th floor. The pool was constructed off site and set into place with the tower crane after the project team poured the 29th floor.

Other amenities include a fitness center and two clubrooms, a sunset loggia, sundeck entertaining terrace, café, business center, screening room, catering kitchen, and billiards room. There is approximately 7,340 sq ft of retail space at the ground floor and a parking garage with about 150 spaces located on the cellar, second, and third floors.



Key Players

Owner-Developer: CRP/IMICO, Extell Development

Construction Manager: Bovis Lend Lease

Architect: Cetra/Ruddy

Mechanical Engineer: Cosentini Associates

Structural Engineer: WSP Cantor Seinuk Group

Excavation-Foundation: Civetta/Cousins JV

Concrete Superstructure: Pinnacle Industries II