# BMW of Manhattan and MINI of Manhattan
# Real Estate Fact Sheet

## GENERAL FACTS

### 555 West 57th Street:

- Originally constructed in 1973, the 20-story building has been home to BMW of Manhattan since 1998.
- BMW of Manhattan occupies a total of 228,000 square feet in the 1,001,360 square foot building.
- SL Green functions as the building's landlord.

### The Chapman Building:

- The Chapman Building is located at 11th Avenue and 56th Street and will be home to the new MINI of Manhattan.
- The MINI of Manhattan dealership will occupy 69,000 square feet

### Sustainable Retrofit:

- Construction Manager: Bovis Lend Lease LMB, INC- John Ford (Vice President)
- Architects/Engineers: HLW International, LLP: Walter Zupancich AIA (Senior Partner)
- Contractor: Hunter Roberts Construction Group- D, Andrew D'Amico (General Contractor)
- Expected date of BMW of Manhattan completion: end of 2012
- Expected date of MINI Manhattan completion: end of 2011

## SUSTAINABILITY ELEMENTS

### BMW of Manhattan / 555 West 57th Street:

- Exterior fin system provides a reduction in solar heat gain which results in an overall estimated 12% savings on energy usage of cooling equipment.
- Variable air volume systems reduce air flow when cooling load demands are low, providing energy savings.
- Air conditioning equipment uses a more ozone safe gas.

- Use of high efficiency air cooled split DX systems replace standard efficiency units which lowers operating costs.
- Carbon monoxide detection system allows for a reduction of exhaust air when CO levels are low and saves energy on fan motor usage.
- Use of MERV 13 filters on AC units, which allows for a cleaner air environment.
- Outstanding community connectivity and access to public transportation.
- 35% reduction in water use as a result of low-flow plumbing fixtures.
- In construction, at least 75% of construction waste will be diverted from deposit in landfills.
- An Indoor Air Quality Management Plan will be enforced during construction, reducing indoor air quality problems due to particulates and dust entering the HVAC equipment.
- Air testing performed before occupancy ensures minimum levels of airborne chemicals.
- Specified low-emitting paints, adhesives, sealants, flooring and systems furniture reduce off-gassing and indoor air quality problems.
- Minimum of 10% recycled content in all materials used in construction.
- At least 50% of all wood will be certified in accordance with the Forest Stewardship Council (FSC).
- The lighting design meets a 10% reduction of the current energy code's maximum allowed power. Meeting this prerequisite enables 555 West 57th Street to qualify as a LEED certified building.
- Lighting automatically shuts off through the use of occupancy sensors and time clock.
- Occupants control their individual lighting via task lighting.
- In order to meet LEED's required energy reduction, energy efficient lamps or energy efficient lamp/ballast combinations are used where applicable, allowing energy consumption not be grossly over BMW's and IESNA recommended lighting levels.

**MINI of Manhattan / 11th Avenue at 56th Street:**

- Air conditioning equipment replaced with one that uses a more ozone safe gas.
- Use of heat recovery system for garage spaces, which allows for 5% savings in both winter and summer seasons.
- Use of high efficiency air cooled split DX systems replace standard efficiency units which lowers operating costs.

- Motor power consumption is reduced by using premium efficiency variable speed drive motors on rooftop units.
- Carbon monoxide detection system allows for a reduction of exhaust air when CO levels are low and saves energy on fan motor usage.
- Use of MERV 13 filters on AC units, allows for a cleaner air environment.
- Outstanding community connectivity and access to public transportation.
- 35% water reduction with the use of low-flow plumbing fixtures.
- In construction, at least 75% of construction waste will be diverted from deposit in landfills.
- An Indoor Air Quality Management Plan will be enforced during construction, reducing indoor air quality problems due to particulates and dust entering the HVAC equipment.
- Air testing performed before occupancy ensures minimum levels of airborne chemicals.
- Specified low-emitting paints, adhesives, sealants, flooring and systems furniture reduce off-gassing and indoor air quality problems.
- Minimum of 10% recycled content in all materials used in construction.
- At least 50% of all wood will be certified in accordance with the Forest Stewardship Council (FSC).
- Upgraded windows will improve the energy savings by 5%.
- The roof will be insulated to enhance the energy performance of the building by an additional 5%.
- Total projected energy savings from the various energy savings methods is 25% .
- Lighting automatically shuts off through the use of occupancy sensors and time clock.
- Occupants control their individual lighting via task lighting.
- In order to meet LEED's required energy reduction, energy efficient lamps or energy efficient lamp/ballast combinations are used where applicable, allowing energy consumption not be grossly over BMW's and IESNA recommended lighting levels.

**Key Design Elements / 555 W. 57th Street:**

- The glass pyramid will be replaced with a new multi-level atrium and display space that will reflect the BMW brand heritage and improve the storefront display on the corner of 11th avenue and 57th street
- Shading structures are being installed on the BMW of Manhattan building exterior to improve the architectural character of the building, especially at night with the LED lighting

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