



LEED Commercial Buildings

Hearst Headquarters

Manhattan, NY

Sustainable Building Practices

Steven Winter Associates, Inc. (SWA) assisted the design/construction team (Norman Foster Architects, Flack & Kurtz MEP, Tishman Speyer Properties) to create an energy-efficient, environmentally-considered building. A wide range of envelope, lighting, HVAC and control strategies were studied during the shell and core design. Investigations were also made into enhancements to the subsequent fit-out. This 800,000 sq. ft. building is highly energy efficient and offers superior comfort.

Strategies examined included the following:

- Spectrally-selective glass
- Additional insulation in roofs
- High efficiency lighting, in various scenarios
- Occupancy sensors
- Daylight dimming and daylight on/off strategies
- Variable speed drives for all fans & pumps, as well as for the cooling towers
- Temperature controls to reduce reheat at VAV boxes
- A dozen chiller configurations, including steam-actuated turbine chillers, steam-actuated absorption chillers, and different sizes and makes of electric chillers

SWA also evaluated the effect of strategies incorporated in the design by the Architect and MEP designers, such as:

- Effect of the diagonal grid structure, with the distinctive bird’s mouth shape at the corners of the building
- Effect of exhausting air from the building through the entry atrium

Other environmental issues closely studied include urban integration, water efficiency, waste reduction, pollution reduction, enhanced indoor air quality, water conservation, etc.

The building was certified with a LEED Gold rating and has been declared eligible for the New York State Green Building Tax Credit (GBTC).



Client: Hearst Corporation

Location: Manhattan, NY

Building Type: Commercial – Corporate Headquarters

Building Size: 800,000 sq. ft.

Project Status: Completed

Reference: Tom Scarola, Director of Eng.
Tishman Speyer Properties
New York, NY

SWA Contact: Andrew Hathaway
ahathaway@swinter.com