

BEST OF
2008
AWARDS

New York Times Press Facility at College Point

PROJECT OF THE YEAR: Industrial

A fast-track expansion of The New York Times press facility in College Point, Queens, is improving production efficiencies and reducing operating costs at the paper.

And, according to the judges, it doesn't look half bad, either.

Key Players

Owner: New York Times Co., New York, N.Y.

Owner's Representative: Gardiner & Theobald, New York, N.Y.

Construction Manager: Turner Construction Co., New York, N.Y.

Architects: Newbury Design Associates, Framingham, Mass., and Dario Designs Inc., Marlboro, Mass.

Electrical Engineer: Flack & Kurtz, New York, N.Y.

Structural Engineer: Speight, Marshall, Francis, PC, Virginia Beach, Va.

Mechanical, Electrical and Energy

Engineering: MKK Consulting Engineers, Greenwood Village, Colo.

Geotechnical Engineer: Mueser Rutledge Consulting Engineers, New York, N.Y.

Consulting Engineer: Thornton-Tomasetti Group, New York, N.Y.

Civil Engineer: Vollmer Associates, New York, N.Y.

Consulting Architect: Polshek Partnership Architects, LLC, New York, N.Y.

Security Consultant: Security Integrator, Paramus, N.J.

Environmental Engineering: Impact Environmental, Bohemia, N.Y.

"A lot of these [industrial] buildings are just shells," on judge said. "This is a nice addition to the existing structure."

In 2006 the newspaper decided to consolidate its New York metro area printing operations at its College Point production facility and then close an older printing plant in Edison, N.J. To accommodate the printing capacity from the Edison plant and allow room for growth, the Times needed to add a sixth high-speed, double capacity, all-color printing press at College Point and to expand the facility by 70,000 sq ft.

The paper expects to save \$4 million a month as a result of the consolidation and avoid making additional capital investments in the New Jersey facility.

The College Point expansion marks the final stage of the Times' 10-year, \$750-million capital-equipment improvement program, allowing later deadlines, daily color, daily inserting, better daily section-

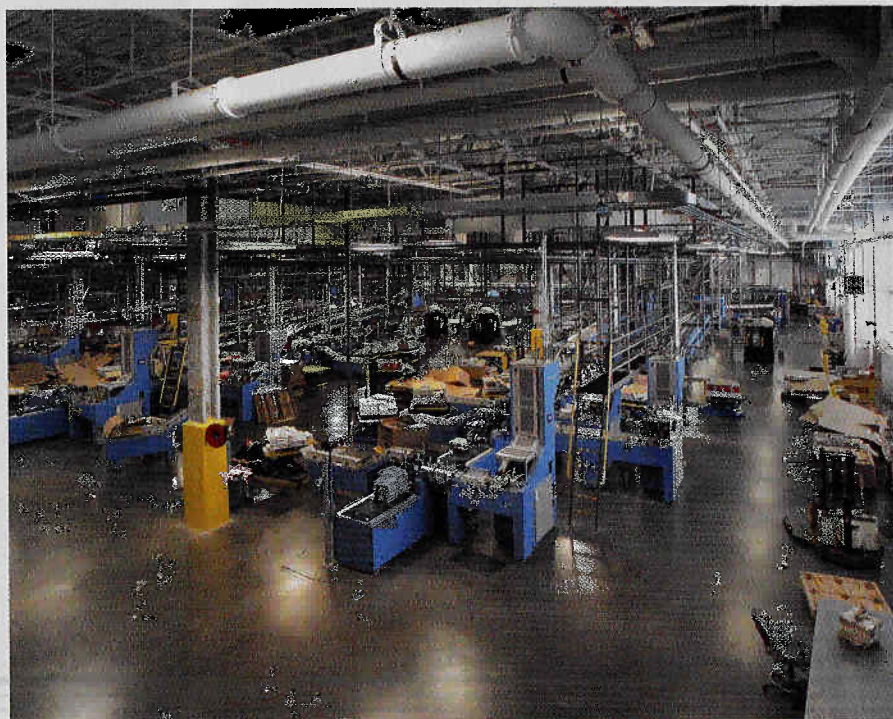
ing and improved quality.

Turner Construction Co. of New York provided the construction management services for the \$42 million project that consists of a one-story, slab-on-grade addition to the existing building.

Support of the expansion's structural slab required the team to drive over 400 piles to a depth of 110-ft in a thin layer of glacial sand. Special care was taken not to accidentally punch through the sand layer, which would have required driving the piles to a depth of 175 ft to hit clay.

Careful monitoring of the operation ensured vibrations from the pile-driving equipment did not damage the existing printing equipment.

Concrete floors in the facility were rein-



forced with metal shake. During the finishing process for the concrete floor, steel was added and worked into the concrete to create a superhard bond floor.

Expansion of the facility required the removal of an exterior wall and installation a temporary wall, which remained in place until construction was completed. Building the temporary wall from metal framing covered with either plywood or sheetrock would have created a lot of dust, a problem for the printing presses and other equipment, and so the team decided to construct an aluminum panel wall.

The resulting 40-ft-tall metal wall not only took less time to build but was also less expensive, says Bob Kilar, project executive with Turner.

The expansion was designed with a huge skylight and one wall constructed of Kalwall, a translucent composite material,

which brings natural light into the plant. Incorporating the Kalwall into the plant added a level of architectural detailing not normally found in a metal panel structure.

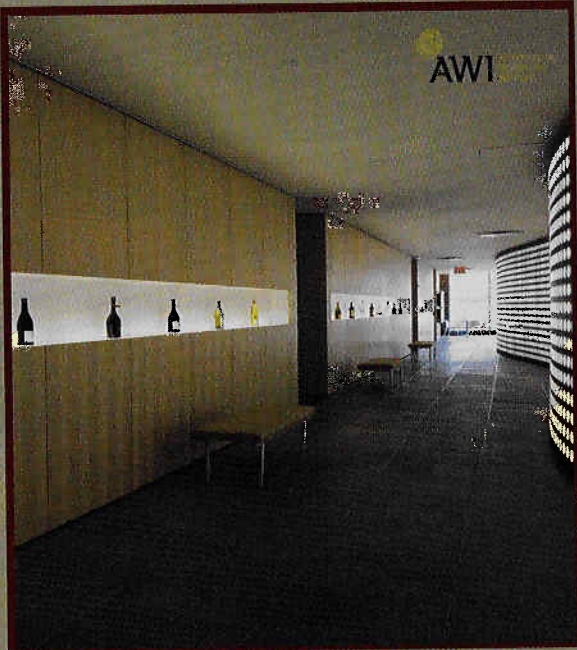
Additional electricity was supplied to the plant with a new 27KVA feeder line. The Times also installed two additional backup diesel generators, permitting the plant to continue operating during a power outage.

Construction had to be completed on an extremely tight time frame while not interfering with the paper's production schedule or impacting operations.

The New York Times management, the owner's representatives, architects and engineers all "rolled up their sleeves" and made the project work, Kilar says. "By far this is the best team I have worked with in my 30 years in construction."



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