

270 PARK AVE

CLIENT	Aecom Tishman
LOCATION	NEW YORK, NY
VALUE	\$235,000,000
PERFORMANCE PERIOD	Mar 2019 – Oct 2021



Selective Demolition



To date, the tallest building in the world ever demolished. Work began 750 feet above street level in the heart of Midtown Manhattan. Its unique location above Metro North's Madison Avenue Yard necessitated the installation of over 30,000 square feet of one-inch plate steel to protect rail operations below.

Key to our success was NorthStar's close working relationship with the NYC Department of Buildings (DOB) and the New York City Fire Department (FDNY). We faced unprecedented challenges in demolishing a structure of this height, but through effective collaborations, we effectively addressed fire life safety issues and NYC Building Code requirements while collectively ensuring the spirit of the code remained intact.



To facilitate material removal, a tower crane was installed on the south face of the building enabling the continuous movement of debris throughout the project duration. Specially designed containers, engineered by NorthStar, were hoisted to the working deck, filled with debris, lowered to grade and then placed onto waiting transport vehicles for removal from the site.

Given the surrounding occupied buildings, demolition was performed exclusively by hand, supplemented by small mechanical equipment, to bring the building to grade, leaving grade level concrete slabs in place.

Asbestos removal comprised a significant component of the overall project. NorthStar teams performed this critical task, allowing us to seamlessly integrate abatement into an already aggressive project schedule.

Over the two years of NorthStar's presence on this project we did not receive a single complaint for dust, noise or other issues from neighbors or individuals proximate to the work. During our tenure at the site, NorthStar maintained an accident-free workplace with zero recordable safety incidents reported in over 500,000 hours worked - a testament to NorthStar's culture of safety, trained personnel and special attention to project details.

NorthStar ensured LEED Gold standard compliance through recycling and reuse of building materials. Additionally, NorthStar partnered with minority and women owned businesses for 10% of the work performed.

Demolition was completed, within the allotted project duration, including several important milestone dates allowing new construction to begin in accordance with the overall new construction project schedule.