

# TENANT INFORMATION KIT

September 2018



## *Introducing the new Capital Improvements Program at 712 Fifth Avenue*



### **ENLIGHTENED DESIGN, ENHANCED MANAGEMENT**

It has been 28 years since 712 Fifth first rose on the skyline, and while the original lobby has served us well, it's time to bring you a new lobby experience incorporating sophisticated design features and technology's most advanced elevator service. It's part of our on-going commitment to create an environment at this award-winning tower in which you, our valued tenants, can thrive.

Starting this fall, that commitment will take physical shape as work begins on a stylish, serene and elegant new lobby, a new state-of-the-art, high-efficiency elevator system, and on the 45th Floor, the debut of our Platinum Grade finishes.

This Info Kit will give you an overview of the scope of the work, project details and benefits, how they will affect your work environment and more. And, we'll be issuing frequent updates to keep you informed throughout construction. We're excited to bring you these new benefits and look forward to making your experience as comfortable as possible as we implement these important design and operational enhancements.

*Your 712 Fifth Management Team*

# RENOVATION HIGHLIGHTS



## YOUR LOBBY EXPERIENCE

**In Construction:** October 2018 - May 2019

A fresh new look, a lighter, more welcoming experience... 712 Fifth's new forward-looking, museum-quality lobby will now be defined at its exterior edge by a sculpted acrylic glass wall—a piece of art in and of itself—that sets it apart from traditional entrances. Its sinuous form also sets the tone for the sculptural forms of the lobby, while drawing light inward and opening up vistas to the cityscape beyond.

Inside, a palette of refined new colors, textures and lighting will transform the lobby into a contemporary, sophisticated space that also integrates details of traditional hand-crafted elegance. The original size and configuration of the lobby has been maintained, yet as these renderings show, the look and feel are all-new.



**LOBBY DESK** The new French limestone desk balances classic stone-carved elements with a futuristic sweep that incorporates bench seating on either side of the desk for your visitors' comfort. All security and access functions will be integrated into the new desk.

**WALLS, FLOORS** The lobby floors, walls, elevator lobby walls, and the two columns just inside the entrance, are clad in the same French limestone as the lobby desk. The floors feature a honed finish.

**LIGHTING** Recessed LED lighting behind the desk, edging the ceiling, encircling the columns and framing the new cove-lit ceiling conveys a brighter, yet soothing ambiance as it washes down and across the space.

**ART** Under review is an art program to complement the design and enhance the lobby experience.

**MUSIC** Our tradition of bringing you relaxing piano music during the lunch hour will continue with our 712 Noontime Serenades.



# RENOVATION HIGHLIGHTS



## TRAVELING AT THE SPEED OF TECHNOLOGY

### Comprehensive Elevator Modernization

Destination Dispatch	Nov. 2018 to Feb. 2019
Cab finishes	Oct. 2018 to May 2019
Elevator Modernization	Jan. 2019 to Nov. 2020

The comprehensive conversion of our elevator system to Destination Dispatch technology will now provide you with the ideal elevator ride—the one that will deliver the fastest, least crowded ride to your destination.

We'll be installing Schindler PORT technology, which uses advanced algorithms to analyze real-time traffic patterns so that it can instantly determine the best ride for you. Sleek and stylish PORT touchscreens will replace the current lobby push buttons.

When you enter the elevator lobby, simply indicate your floor on the PORT touchscreen. The system then allocates the optimal elevator for you, and flashes a letter indicating which car to use. Simply step inside your car and travel to your floor—no need to push a button inside the elevator.

During peak hours of use, the Destination Dispatch system cuts traveling time by 30%. It also fulfills all provisions of the Americans with Disabilities act, providing audible tones noting car assignment, location, door status and arrivals.

The elevator cab floors will feature the lobby's signature French limestone, paneled walls of dyed eucalyptus wood, and on the exterior above the doors, panels of nickel silver.



**PRE-BUILT EXCELLENCE** Our commitment to excellence is also expressed through elegant Platinum Grade pre-built finishes. On selected floors, one is greeted by honed stone, white Corian and hand-painted textured wall coverings. Suites feature Italian glass office fronts, polished metal hardware, sophisticated LED lighting and textured carpet tiles crafted with an inventive blend of designs. Pantries are finished with Caesarstone countertops, woven glass tile backsplashes, state-of-the-art appliances, Italian pendant lighting and millwork cabinetry. All finishes conform to 712 Fifth Avenue's LEED Gold standards.



# RENOVATION FAQs

## **WHEN WILL CONSTRUCTION TAKE PLACE?**

Construction starts this October and will wrap up May 2019. We'll be using a phased schedule and will keep you updated through our Look Ahead schedule issued approximately every three weeks.

## **WILL CONSTRUCTION AFFECT MY WORK?**

Construction is being scheduled so as much of the complex or heavy work is done at nights (7 pm-4am) or on weekends (Saturday, 9am-5pm) and Sunday 10am-6pm). However, construction will take place during business hours. To minimize inconvenience, the area under construction will be boarded off and protected. Every effort will be made to minimize noise where possible.

## **SINCE THE ENTRANCE AND LOBBY ARE AFFECTED, HOW WILL I ENTER?**

When the revolving doors are closed for construction, we will create a temporary access entryway to the west of the main entrance with security double doors. We will also be installing a temporary desk to accommodate all tenant-employees, guests and vendors. Everyone will access the building using the same procedures that are in force now—there will be no change to access procedures.

## **WILL BUILDINGS HOURS CHANGE? DO WE BADGE IN DIFFERENTLY?**

712 Fifth will remain open 24/7. You will badge in using your regular 712 ID card at the Lobby Desk, which will temporarily be relocated so our new desk can be installed. The temporary desk will have the same functions as the permanent desk. After the renovation, we will be providing an additional option for badging in when there is a queue at the Lobby Desk. A security officer, equipped with a hand-held scanning device for permitting access, will be stationed near the elevators. Visitors and vendors must still report to the Lobby Desk for access verification.

## **HOW WILL ELEVATOR CONSTRUCTION AFFECT US?**

We'll be installing the Destination Dispatch elevators bank by bank, ONE elevator car at a time. There will never be more than 1 elevator car, per bank, being renovated at one time. The new cab upgrades will be completed by next May and all mechanical work will wrap up November 2020.

## **HOW DOES CONSTRUCTION AFFECT FOOD DELIVERY?**

Food delivery will continue to go through the Messenger Center on 56th Street. When the renovation starts, tenants will be instructed to advise Messenger Center personnel of their food pick-up.

## **WILL MAIL SERVICE BE AFFECTED?**

The lobby mail box will be closed throughout the renovation. Mail can be posted at the mailboxes at 55<sup>th</sup> Street and Fifth Avenue, and on 54<sup>th</sup> Street and Avenue of the Americas. You will still receive mail deliveries as per usual.

## **WHAT SAFETY/HEALTH PRECAUTIONS ARE BEING TAKEN?**

As a LEED (Leadership in Energy and Environmental Design) Gold designated building, 712 Fifth Avenue operates according to strict environmental and regulatory protocols for both everyday operations and construction. This includes using sustainable products and procedures for all tasks, including clean-up, ventilation and disposition of debris.

We're also building protection walls to separate work areas from spaces where tenants will circulate that will be finished and supplied with LED lighting as appropriate.