

177 Huntington Avenue Building Specs

Site Description

Location:	177 Huntington Avenue
Office Address:	177 Huntington Avenue, Boston, MA 02115
Year Built/Renovated:	1972/2015
Stories:	29 (Basement & 28 above-grade)
Ownership:	Beacon Capital Partners
Architect:	I.M. Pei & Partners and Araldo Cossutta Associated Architects; NBBJ did the 2015 renovation
Tax Parcel Numbers:	01150-010
Access:	(5) points of entry into the building; (1) entrance into the main lobby is located at the north end of the building, (2) entrances into the main lobby are located at the south end of the building and (2) entrances into the main lobby are from the underground parking garage, one via an escalator at the center of the lobby and the other via a staircase at the south end of the building.
Net Rentable Area:	206.837 square feet
Site Area:	12,934 square feet

Construction Detail

Foundation:	Building foundation consists of reinforced concrete-grade beams and pile caps supported by 100 ton steel pipe piles (filled with 4000 psi concrete) driven to bedrock.
Structural Framing:	The building is constructed of reinforced concrete framed structure with a two-way supportive concrete floor slab system.
Exterior Walls:	Façade is composed of cast-in-place concrete with full-height single pane glass behind architectural concrete coffers from floors 2 through 24. There are balconies on the 25th floor outboard of full height curtain walls. On the exterior of the building, lighting accentuates the curved architecture on the northeast corner. A light spans the height of the building and makes 177 Huntington visible from across the city. In 2015 with approval from the Boston Landmarks Commission a comprehensive façade restoration project was completed. During the 2015 renovations a stainless steel and glass entrance was added to the main Huntington Avenue lobby entrance, and a dynamic glass and metal panel canopy was added to enhance the main entry point to the building.
Roof:	The main roof is a Sarnafil PVC membrane installed in September 2001. The 25th floor balconies are Sarnafil PVC covered with concrete pavers installed in November 2001. The upper cooling tower roof is a new CIM waterproofing system with a rigid epoxy topcoat installed in 2015. The lower roof is a liquid membrane roofing systems installed in 2014.
Drainage:	The roof is well drained, with 8 drains all along the North/South centerline.
Insulation:	There are 2 inches of rigid insulation under the membrane.
Parapet and Copings:	The parapet is 48 inches tall and 12 inches wide. It is topped with lead-coated copper flashing.
Windows:	The glass is fixed single pane.

Interior Detail

Main lobby:	Renovated in 2014-15, the lobby of 177 Huntington now offers a modern look while maintaining its historic roots with updated interior décor, functionality, and beautiful views of the reflecting pool. LED lights are found in two lobby locations, the first of which is in the concrete “Niches” that span the Huntington Ave side of the lobby and are designed to bring a cold concrete wall to life with movement and color. In addition large vertical LED lights were installed over the elevator cabs which change from moment to moment and offer a combination of beautiful design and also functional information such as stock market updates and local events. Stainless steel and glass revolvers and doors are found at the new main entrance to the building along Huntington Avenue. The lobby security desk is comprised of white manufactured stone and stainless steel and three stainless steel turnstiles provide security prior to the elevators.
Floor:	Lobby has glazed ceramic tile installed in 2014-15, with new carpeting covering a portion of the lobby floor.
Walls:	Exterior walls are exposed reinforced concrete columns with inset glass window units.
Ceilings:	Exposed waffle slab throughout the building.
Ceiling Height (office):	
	2 nd - 23 rd floors: 101" to low point of concrete, 111" to light fixture, 124" to high point of concrete
	24th floor: 128" to low point of concrete, 138" to light fixture, 151" to high point of concrete
	25th floor: 112" to low point of concrete, 122" to light fixture, 135" to high point of concrete

Mechanical Detail

Heating & Cooling:	Heating & Air conditioning: HVAC for the building is provided by constant volume, built-up air handlers with chilled water coils and steam heating coils located on the 27th floor. Hot water re-heat coils are located on each floor; they are heated by steam heat exchangers that are located in the basement and on the 27th floor. The building has a brand new central chiller plant built in 2015 consisting of six modular Multistack chillers that can be turned on in phases and a plate and frame heat exchanger allowing for free-cooling during non-peak seasons. Condenser water is cooled by a fully renovated two cell cooling tower. Steam is provided by the Veolia Boston district steam loop.
Refrigerant:	R-410A
Quantity/Capacity:	510 Tons of total cooling capacity.
Distribution:	Air is distributed to the floors by perimeter and interior supply and return diffusers. Air is distributed by two main air handling units providing separate zoning for the Huntington Avenue side of the building and the plaza side of the building, as well as separate units for the 2 nd floor and the lobby.
Controls:	Continuum, by Andover Controls
Ducts:	Air distribution is accomplished via insulated concrete troughs in the floor for interior and perimeter supply and return.
Plumbing:	Water Meter: Domestic water system fed from Huntington Avenue into the pump room in the basement. A 6" supply is metered by a 4" Neptune HP Turbine meter and monitored by Boston Water and Sewer. Domestic water pumps feed a house tank on the 28 th floor which gravity feeds the building. The building has a 10" sanitary main that exits the building on the Huntington Avenue side. All of the building plumbing fixtures are connected to this single sanitary system.
Sprinkler systems:	Addressable fire alarm system control panel with voice evacuation. The tower is fully protected by a wet sprinkler/standpipe system.
Other equipment:	(1) Centrifugal Fire Pump located in the basement delivers F/P water to floors 1 - 28 via standpipes in each stairwell. The basement is supplied directly from the street (Huntington Avenue).

	(1) Kohler 300KW emergency generator provides emergency back-up power to all life safety systems, installed in 2015
Fire extinguishers:	60 units located throughout the tenant and mechanical spaces.
Fire hydrants:	Fire Hydrants are located directly across Huntington Ave from the main entrance, and on the building's side of Huntington Avenue near the rear of the property.
Stairwells:	Both stairwells are fully sprinklered. There are also fire fighter hose connections on each floor. There is a 3" drain riser in each stairwell.
Sanitary Sewer:	City of Boston Water & Sewer Commission
Storm Sewer:	City of Boston Water & Sewer Commission
Domestic Water:	City of Boston Water & Sewer Commission
Electric service:	Eversource delivers (2) 13.8 kV redundant service lines to switchgear located in the basement. Each 13.8 kV service A 2500 kVA transformer steps down the power to 480/277V and delivers 4000A to a main switchboard that serves the building. There are (3) 400A, 480/277V risers that feed the tenant lighting on the floors. There is a 500kVa Transformer that feeds the 120/208V convenience outlets.
Natural gas service:	Not in service
Passengers elevator:	There are (5) overhead gearless traction passenger elevators that serve floors 1 - 25. Each car has a weight capacity of 3,000 lbs and they ride at 800 fpm (feet per minute). The car doors are 4'4" wide x 8'0" high. Four of the elevators were installed in 1969 and modernized in 2002. A fifth elevator was added in 2014. The interior of all the cabs underwent an upgrade in 2014.
Freight Elevator:	There is (1) overhead gearless traction freight elevator that serves floors B, 1, Mezz-27. The car has a weight capacity of 4,000 lbs and it rides at 500 fpm. The car doors are 5'4" wide by 7'6" high. The elevator was installed in 1969 and modernized in 2009.
Escalator:	There is (1) Westinghouse escalator that serves the garage level - lobby. The escalator has a weight capacity of 5,000 lbs and rides at 120 fpm. The escalator was completely refurbished in 2016.

Building Amenities

Parking:	There is a 550-space underground parking facility, operated by LAZ Parking. The garage entrance is accessed by either Huntington Avenue or Massachusetts Avenue. Direct access into the building from the garage is provided through the revolving door on the Huntington Avenue side of the garage.
Security:	There is 24/7 on-site security provided by a third party security company.
Property Management:	There is an onsite property management office, staffed Monday - Friday, 8:30am - 5:30pm. An online work order & visitor pre-clearance system is available to the tenants 24/7.
Caffé Strega:	There is an onsite café which includes breakfast items, including bagels, muffins and coffee, as well as hand-crafted sandwiches and fresh salads for lunch.
Bike storage:	There are bike storage racks located in our underground parking garage.
Conference Room:	There is a conference facility available for tenants' use in the basement level. The room can accommodate up to 14 people and was installed in 2015
Fitness Facility:	There is a state of the art fitness facility for tenants' use in the basement level. The facility was installed in 2015 and include both cardio and weight training equipment including and an A/V system which offers users control of both televisions and live-streaming internet radio. Also added were locker rooms with showers and changing facilities for both gym users and bicycle commuters