



TWA HOTEL

Project Spotlight



Image courtesy of the TWA Hotel

MANAGING DIRECTOR:
Pump Truck Industrial LLC
Port Washington, NY

DEVELOPER:
MCR Development
New York, NY

GENERAL CONTRACTOR:
Turner Construction
New York, NY

INSTALLER:
Pyramid Floor Covering
Port Washington, NY

LATICRETE MANUFACTURING PLANT:
Bethany, CT



The TWA Terminal at New York's JFK Airport Soars to New Heights

The Situation

Between the daunting security check-in lines, flight delays, unnecessary baggage fees and everything in between, airports aren't usually top of mind when people think of a fun experience. The historic renovation of the TWA terminal at New York's John F. Kennedy (JFK) International Airport, however, may be cool enough to completely change your perspective on airports.

The TWA terminal at JFK Airport, commissioned by airline owner Howard Hughes and designed by architect Eero Saarinen, opened in 1962. The TWA Flight Center evoked 1960's style with soaring ceilings and unique tube-shaped pedestrian corridors. Ushering in the Jet Age in New York City, the Flight Center was one of the first terminals to feature enclosed passenger jetways, closed-circuit TVs, baggage carousels and an electric schedule board. In 1994, the terminal was designated a New York City landmark, and by 2005, it was listed on the National Register of Historic Places. After the building sat vacant for more than 15 years due to its inability to accommodate modern air travel, the Port Authority of New York and New Jersey enlisted MCR and MORSE Development to transform the TWA Flight Center into a hotel and the project broke ground in 2016.

By spring 2019, the 200,000-square-foot (18,581 m²) terminal, which is physically connected to JetBlue's Terminal 5, was expected to become the lobby of the TWA Hotel. The only hotel inside JFK Airport, the TWA Hotel would provide all the amenities for modern day lodging — hundreds of guest rooms in hotel wings designed to reflect

the Flight Center, an observation deck, a rooftop pool with views of the runway, eight restaurants and bars and a 50,000-square-foot (4,645 m²) event center. The hotel would also feature museum exhibits devoted to TWA, the Jet Age and the mid-century modern design movement.

The Challenges

- *Honoring TWA's History:* New flooring that was durable, safe and level was a necessity to pay homage and preserve the work done by the original architect.
- *Tight Schedule:* In order to minimize disruption of other construction areas within the building, the leveling had to be installed quickly to meet tight deadlines. The installation teams also had to work alongside multiple trades to meet the established time limits.

A LATICRETE Solution

To help maintain the landmark's historical design, the construction process required all new floors that were durable, safe and level. In addition, the floors were to be installed quickly to meet tight deadlines and minimize disruption of other construction areas within the building. The project's general contractor, Turner Construction — New York, turned to Pyramid Floor Covering and the SUPERCAP® System to deliver and meet these requirements.

Sean DeGaray with Pyramid Floor Covering and Sorbara Construction chose the SUPERCAP System in an effort to shorten the installation logistics challenge exponentially.

The system not only delivers spectacular time-savings and is cost-effective, but it requires less labor thanks to its ability to remove the need for workers to manually open hundreds of individual bags of product and pumping equipment. Further, this unique system allows all of the floor-leveling products to be pumped directly into the building to its designated floors. It effectively and quietly flattens floors in only one day, allowing following trades to continue work immediately the next day, and minimizing obstruction to any tenants residing in the building during renovations.



“JFK is a very complex location to operate in,” said Peter Vecchione, Turner Construction Project Supervisor. “We had to work with the Port Authority and JetBlue all day, every day to get

materials, equipment and manpower in and out of the jobsite. It’s a mountain of planning and logistics. Having SUPERCAP® shortened our logistics challenge tremendously. No fixed stationary pumps, no hand mixing, no small bags, no waste and we’re compliant with the new OSHA silica dust rules, which helps keep our workers and jobsite safe.”

The SUPERCAP System combines LEED contributing, GREENGUARD certified, low alkali, self-leveling cement-based technology with a computer-controlled mobile blending unit. Independent analysis proves that SUPERCAP installations are silica dust-free, exceeding OSHA’s regulations. This revolutionary system benefits the entire project from design to completion by providing predictable results that can shave weeks off a project schedule, while delivering a perfectly flat floor for following trades to build out on.

Outcome

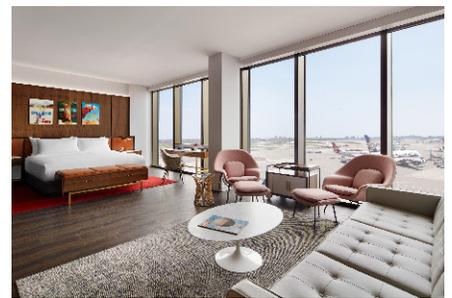
“I’ve worked with LATICRETE before. I’ve seen SUPERCAP on other jobs, but this was my first direct experience with SUPERCAP. It was a great experience. They are nimble, in and out with virtually no disruption. That’s not the norm on any construction site. The time savings are tremendous, we only had to shut down each 16,000-square-foot (1486 m²) floor for two days, versus a week or more when we used to install SLU the old way. That’s a big deal,” said Vecchione.

In May 2019, the only on-airport, AirTrain-accessible hotel at JFK opened its doors. Today, visitors can enjoy Eero Saarinen’s iconic TWA Flight Center at the heart of the TWA Hotel, where restaurants, bars and retail outlets have taken flight. Two hotel wings, designed to reflect and defer to the landmark TWA Flight Center, sit behind the historic building and contain 512 guest rooms with views of JFK’s runways (perfect for aviation fans who want to watch flights take off) and the TWA Flight Center.

Since the grand opening, the TWA Hotel has been recognized as a recipient of the 2019 State Historic Preservation Award for “Excellence in Historic Building Rehabilitation” by New York Gov. Andrew Cuomo.

“New York has transformed over centuries into a state defined by its diverse history, and there is no better way to see that history than in our unique architecture and places,” Cuomo said in an official press release from December 2019.

Images on this page courtesy of the TWA Hotel





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