



ONE

Series:
Building Icons

World Trade Center



Ondřej Zabloužil, Senior consultant
ozablouzil@deloittece.com

One World Trade Center (abbreviated as 1 WTC) refers to an office building in Manhattan, New York City (USA). This skyscraper was built in the vicinity of the original World Trade Center, which was destroyed in the terrorist attacks of 11 September 2001.

There were proposals for the reconstruction of the destroyed buildings almost immediately. In 2002, an architectonic competition was organised in which a design by the Polish architect Daniel Libeskind was selected as the winner. He designed a group of five buildings with the tallest one called the "Freedom Tower." The name was subsequently changed to One World Trade Center, in remembrance of the name of the original destroyed building.

The winning design of Daniel Libeskind went through a number of significant revisions, mainly because of disagreements with the owner and developer Larry Silverstein, who held the lease to the land for 99 years, with the rent of USD 1 million per month. After years of prolonged disputes, Larry Silverstein was paid out from the "One" project, which was completed as a public private partnership project. The project was completed in collaboration with the Port Authority of New York and New Jersey, a public sector organisation, and the Durst Organization, a private development company, which won the competition for the project's developer in 2008, after Chris Ward became the new director of the Port Authority. Chris Ward concluded that it was impossible for the Port Authority to deliver the project on its own and announced a tender for a developer and co-investor. Of the five proposals submitted, the Durst Organization was selected as the winner. The Port Authority of New York and New Jersey is a joint venture between New York and New Jersey approved by the Congress of the USA and established in 1921. It focuses on supervising the construction of regional transportation infrastructure, such as bridges, tunnels, airports and ports.

David Childs from Skidmore, Owings & Merrill was invited to participate in the design the building. He became the author and coordinator of the design of the current look of the building. Most features of the original design were rejected, except for the height of the building: 1,776 ft (541 m) which refers to the date of the Declaration of Independence of the USA. Symbolically, the construction of 1 WTC was commenced by laying down the foundation stone as part of the Independence Day celebrations on 4 July 2004. As such, the construction

was only commenced on 27 April 2006, due to the above-mentioned obstacles. The American construction company Tishman Realty & Construction was selected as the main supplier. The skyscraper is based on three steel pillars which were erected on 19 December 2006. One pillar is covered with thousands of handwritten messages in memory of the victims of the terrorist attacks on 11 September 2001. The building was completed and opened in October 2014. In November 2014, moving trucks started moving items for the tower's first tenant, the Condé Nast publisher, which has rented 24 floors.

1 WTC has entrances on all four sides of the tower to facilitate the smooth integration of visitors and office tenants. The ferroconcrete cubical base has the same layout as the original Twin Towers. A tower with 69 floors is erected from the base and its sides are increasingly-more sloped as they rise so that the tower has an octagonal layout in the middle to change to a square again in the upper part. On the top, there is an antenna, which is 124 meter high. The lighthouse on the top of this antenna also transmits a horizontal light beam which is visible miles away.

One WTC in Numbers

- 541** meters – the height of the building including the antenna, which makes it the tallest building in the world and the tallest building in the Western Hemisphere
- 104** the number of floors in the building
- 54** the number of lifts in the building
- 280,000** sq metres is the area for lease
- 63%** is currently rented (September 2015). Tenants: Condé Nast, China Center, GSA, Servcorp etc.
- 3,9** billion dollars are the total estimated construction costs (CZK 79 billion, translated by the exchange rate in 2010), which represents almost USD 14,000 per 1 sq m of the leasable area (CZK 283,000). One WTC is thus the most expensive building in the world of its time.
- 60** USD is the rent of the major tenant (Condé Nast) per sq foot per month, which corresponds to USD 646 per sq meter a month, which is below the average market price in the location
- 40,000** tons of steel were used to build One WTC

