TOWN HALL MEETING

12.08.2014
AGENDA

• Project overview – Andrew Winters, Cornell Tech
• Demolition and abatement update – Aric Domozick, PAL
• Site utility overview – John DiCapua, Tishman
• First Academic Building (FAB) – Tom LePage & Keith Stanisce, Barr & Barr
• Additional construction updates – Andrew Winters, Cornell Tech
• Air monitoring – Charlie McGuckin, Roux Associates, Environmental Consulting
DEMOLITION UPDATE

Aric Domozick

PAL Environmental Services
Phase 1 Demolition (Estimated completion December 31, 2014)

Phase 2 Demolition (Estimated completion June 1, 2015)
PROGRESS UPDATE – PHASE 1

Façade demolition is complete.
Structural demolition is complete.
Foundation removal is ongoing.
Crushing operation has begun, as well as grading and backfilling.

Operations will be complete by December 31, 2014.
BUILDING D – NOV. 10, 2014
PROGRESS UPDATE – PHASE II

Interior abatement and demolition work complete in all buildings.

Current Work
• Building E: work to begin this week
• Building G: work complete
• Building J: work is underway and approximately 30% complete

Future Work
• Building A: anticipated start date of January 2015
• Building B: anticipated start date of March 2015

Operations complete by June 2015.
SITE UTILITY WORK

John DiCapua

Tishman Construction
SITE UTILITY WORK

**STEP 1: Proposed Temp (2) Feeder Bands**

*Proposed Temporary 2 Feeder Band*

- Immediately provide a new permanent double feeder ductbank outside construction area along east curb line of proposed new West Road, prior to start of FAB excavation

**STEP 2: Permanent Electric Feeder Bands**

- Build a second permanent ductbank near east curb of proposed new West Loop Road
- Coordinate construction with road and other utilities in road bed
- Separate feeder bands 20'-0” upon completion
SITE UTILITY WORK – CURRENT FENCE LOCATION
SITE UTILITY WORK – TEMPORARY FENCE LOCATION

Fence move for duct bank work

8’ Site Fence

Ductbank work

12’ Traffic Lane

CONSTRUCTION SITE

WEST ROAD

ESPLANADE
SITE UTILITY WORK – CENTRAL UTILITY PLANT (CUP)

Central Utility Plant Excavation and Foundation work to be done within the site fence.
WE ARE

- Established in 1927, here in New York City, over 85 years strong
- Employee owned company, privately held
- Corporate headquarters in NYC, Divisional offices in NJ & MA
- Annual Revenues in the range of $300 - $400 million with 65% of Higher Education, 35% Healthcare and 5% Corporate
- 98% of our volume is CM at Risk
- 85% of our projects are for repeat clients

company overview

Barr&Barr
The BUILDERS
Building with Integrity, since 1927
University Campus Facilities

• In the last five years alone: >$800 million

• Most recently:
  - Princeton Neuroscience and Psychology Building Complex
  - Syracuse University Life Sciences Complex
  - Feinstein Institute for Research
  - New York Hospital Queens
  - Princeton University Lewis Library

higher education
Project Experience
The Lewis Library, home to the multi-discipline science library collection, consists of curved shapes constructed of steel, standing seam metal paneling, an atrium glazed curtain wall and masonry veneer. The interior consists of similar elements creating public and private sections and a safe haven for the collections along a public passage way to the southern part of the campus.
The Institute provides a venue for pioneering genetic research. Construction included four modular research laboratories designed in a “loft” configuration to easily adapt with changes in research and technology over time, an animal facility, conference rooms, auditoriums and a central glass walled atrium that features a cafe, seating areas, a lecture theatre and a Frank Gehry sculpture/meeting room.
Princeton University (Pursuing LEED Silver)
Neuroscience and Psychology Building Complex, Princeton, NJ

The future home for the interdisciplinary Princeton Neuroscience Institute and the Department of Psychology, this two-building complex will house state-of-the-art research facilities, teaching classrooms, meeting rooms, faculty offices, laboratories and instructional space and incorporate a lecture hall and MRIs on the lower level.
Syracuse University
Life Sciences Complex, Syracuse, NY

Syracuse’s six-story Life Sciences Complex, the largest building project in the University's history, consolidates classroom and laboratory instructional space for biochemistry, biology and chemistry. The new Milton atrium also conjoins the chemistry department whose research facilities are situated in the Center for Science and Technology located next to the Life Science Complex.
The Science Center houses offices and laboratories for Archaeology, Biology, Chemistry, Geosciences, Physics and Psychology. The complex contains a tri-climate rooftop greenhouse, auditorium, coffeehouse and more than 100 teaching and research laboratories.
The New York Hospital Queens Master Plan Project is a 7-story, 202,000 s.f. addition, as well as renovations to adjoining areas of the Hospital. The West Wing Addition, as it is known, will include a new Ambulatory Surgery Center, new main entrance and lobby, Non-Invasive Cardiology Suite, two floors of Med/Surg beds and Medical Practices offices on the basement level. This project includes two shell floors designed for an additional 80 Med/Surg beds in the future.
Radio City’s interior was restored in authentic detail, including each of the 5,091 seats, the carpeting, wallpaper, lighting fixtures, millwork, and architectural finishes. The entire third mezzanine was strategically tilted forward to avoid echoing. Original works of art, including The Grand Foyer’s Fountain of Youth painting by Ezra Winter, were restored to their original vibrancy by a series of artists.
Partnering with the Community

- Constant, open communication is pivotal.
  - Barr & Barr understands that we are guests on Roosevelt Island.
- Community and the Construction team co-exist harmoniously.
- Neighbors are extremely important to us.
  - Recently received the “Good Neighbor” Award in New Jersey for our construction work.
- How We Do it:
  - Sharing information with the community.
  - Attending community / public meetings.
  - Representatives are invited to see progress of the project at important stages of construction.
Building with Integrity, since 1927

“Your legacy is what you’ve built.”
Joseph R. Barr
ADDITIONAL CONSTRUCTION UPDATES

• Murals

• Southwest Corner

• Trucking/Barging
MURAL REMOVALS
MURAL REMOVALS
ALBERT SWINDEN MURAL

GOLDWATER HOSPITAL MURALS

Albert Swinden, Abstraction, 1942

Removal, conservation and restoration by EverGreene Architectural Arts
ALBERT SWINDEN MURAL
JOSEPH RUGOLO MURAL

GOLDWATER HOSPITAL MURALS

Joseph Rugolo, Abstraction, 1942.

Removal, conservation and restoration by EverGreene Architectural Arts
JOSEPH RUGOLO MURAL
At Future Cornell Campus, the First Step in Restoring Murals Is Finding Them

Cornell University and its conservators faced a lot of challenges rescuing three rare 7-by-50-foot murals from the Goldwater Memorial Hospital on Roosevelt Island.

The first challenge was finding two of them.

“We didn’t even know what colors they were, because no one had seen them since they were painted over,” said Andrew C. Winters, the director of capital projects and planning for Cornell Tech, the home of the Jacobs Technion-Cornell Innovation Institute. The hospital is currently being torn down to make way for the Cornell Tech campus on Roosevelt Island.

The murals must have caused a sensation in the early 1940s, when they were installed in the patients’ circular day rooms by the federal Work Projects Administration. Not your standard

They’re Here, but Where?

Kirsten Luce for The New York Times
ROADWAY SECTION

Rebuild and widen entire loop road to DOT standards
Install all new road & site utilities (sewer, water, gas, electric, telecom)
BARGING UPDATE

As of December 1, 2014, approximately 10,200 tons of waste have been removed by barge.
BARGING UPDATE

Including mobilization, approximately 4,800 – 5,150 truck trips have been avoided as of December 1, 2014.
AIR MONITORING

Charlie McGuckin

Roux Associates, Environmental Consulting
Construction Air Quality Program Basis

• FEIS air quality evaluation;
• Applicable regulations; and
• Prevailing industry practices for similar projects.
  • Pacific Park (formerly Atlantic Yards Redevelopment)
  • St. Vincent’s Hospital Site Redevelopment
  • Columbia Manhattanville
Construction Air Quality Program

- Proactive Emissions Controls;

- Best Management Practices; and

- Monitoring.
Proactive Emission Source Controls

- Diesel equipment reduction
- Use of ultra-low sulfur diesel fuels
- Equipment idle time limited to 3 minutes
- Equipment meeting latest emission standards
- Tailpipe reduction technologies
- Truck staging zones away from receptors
Best Management Practices

• Contractor required to use best management practices to control emissions
  • wetting of surfaces;
  • covering of piles;
  • erosion and sediment control; and
  • stabilized construction entrances.
Community Air Monitoring Program

• Developed to address efficacy of BMPs:
  • Monitors are placed at Site perimeter
  • Weather conditions (e.g., wind direction)
  • Particulates (PM-10) during demolition and excavation
  • Contingencies
    – volatile organics during excavation near sources such as oil tanks
    – Additional monitoring stations based on work areas