COMMUNITY AND CONSTRUCTION TASKFORCE

04.27.2015
AGENDA

- Construction Updates
  - Demolition and abatement
  - Barging
  - Trees
  - Utility installation plan
  - Corporate Co-location building
  - Residential building
DEMOLITION UPDATE

Andrew Winters

Cornell Tech
PROGRESS UPDATE

Work ongoing (June 2015)

Complete
BUILDING B - STRUCTURAL
CRUSHING OPERATIONS
RAMP REMOVAL
DEMO BARGING UPDATE

As of April 1, 2015, approximately 19,500 tons of waste have been removed by barge.
DEMO BARGING UPDATE

Including mobilization, approximately 4,350 – 4,650 trucks had been avoided as of April 1, 2015. This translates to 8,700 – 9,300 truck trips.
SOUTHWEST CORNER
UTILITY INSTALLATION

Tim Croke

Tishman Construction
UTILITY INSTALLATION

SUBJECT TO:
- COORDINATION WITH SUCCESSFUL BIDDER
- DEP APPROVAL TO BEGIN
- CON ED APPROVAL TO BEGIN
ALL DATES AND PHASING SUBJECT TO CHANGE
PARK ACCESS TO BE MAINTAINED AT ALL TIMES
Traffic Plan – Cornell Tech

Early May–Late May
(NW corner underway)

Regular traffic, including buses, does not circulate south of Tram Road.

East Roadway

• Controlled two-way traffic is permitted on the East Roadway. Authorized vehicles are limited to those servicing Four Freedoms Park, Southpoint Park, and Cornell Tech, as well as access to the rear parking lots behind Sportspark and the Roosevelt Island Racquet Club. Emergency vehicles will always have access. Tishman Construction to provide flagger/guard.

West Roadway

• Vehicles (up to the size of a passenger van) heading to Roosevelt Island Racquet Club and Sportspark can use the roadway for drop-off and pick-up only. Vehicles will be able to turn around in the drop-off area. No street parking will be available. Controlled access point to be staffed by Tishman Construction and/or RIOC.

Late May–Mid June
(NE corner underway)

Regular traffic, including buses, does not circulate south of Tram Road.

East Roadway

• Authorized vehicles accessing the rear parking lots at Sportspark and the Roosevelt Island Racquet Club are permitted on the East Roadway. Controlled access point to be staffed by Tishman Construction and/or RIOC.

West Roadway

• Controlled two-way traffic is permitted on the West Roadway. Authorized vehicles must be associated with Four Freedoms Park, Southpoint Park, Cornell Tech, Sportspark, or the Roosevelt Island Racquet Club. No street parking will be available. Emergency vehicles will always have access. Tishman Construction to provide flagger/guard.
CO-LOCATION BUILDING

Cliff Goldsmith
Turner Construction

Kate Bicknell
Forest City Ratner Companies
1. INTRODUCTION
TURNER CONSTRUCTION COMPANY
Founded in 1902
$10.1 Billion Annual Volume
46 Offices in the United States
5,500 Employees Nationwide

NEW YORK
$2 Billion Annual Volume
992 Employees
2. EXPERIENCE
COLUMBIA UNIVERSITY NORTHWEST SCIENCE BUILDING
3. SUMMARY SCHEDULE
<table>
<thead>
<tr>
<th>Event</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
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<tbody>
<tr>
<td>Ground Breaking</td>
<td>☀</td>
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<tr>
<td>Start Steel Erection</td>
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<td>Steel Topping Out</td>
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<tr>
<td>Project Complete</td>
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4. ROOSEVELT ISLAND COMMUNITY
- Turner participates in site wide coordination meetings to coordinate site logistics and schedules.
- Turner will be provide look ahead schedule to site team and other CM’s for construction activity coordination.
- Turner will provide delivery schedules to Tishman for general notification to RIOC.
Barging plan currently anticipates the following materials and equipment being mobilized to the site:

- Structural Steel
- Cranes
Forest City engaged VHB to conduct a projected parking demand analysis for the CoLo.

VHB reviewed the analysis done for the FEIS and conducted a survey of existing tech companies for comparison.

Parking within the building will be reserved for CoLo tenants.
VHB conducted telephone surveys of existing tech companies in buildings in DUMBO, downtown Brooklyn and Long Island City to determine the share of employees who drive.

Based on those surveys:
- Average of 265 SF / employee
- Average of four percent of employees drive
- Generally employees that drive would choose to park nearby rather than within the building to save costs

VHB compared the locations of the companies to Roosevelt Island in terms of:
- Transit accessibility (RI is similar to survey respondents – very accessible)
- Nearby public parking facilities (RI has one as compared to average of 10 for survey respondents)
- Ability to walk or bike to Roosevelt Island (limited for RI in comparison to survey respondents)
For the purposes of the study, it was assumed parking would be offered at market prices similar to Motorgate Garage.

VHB looked at a range in % of employees driving (4-6%) to account for differences in walkability/bikeability and publicly accessible parking between RI and survey respondents.

VHB looked at a range of potential square footage per employee, from 265 SF/employee (based on survey results) to 160 SF/employee.

**RESULTS:** VHB’s analysis predicted a potential demand of 17 – 41 parking spaces.

The CoLo Building will include approximately 41 below-grade parking spaces for spec office tenants.
RESIDENTIAL BUILDING

Arianna Sacks Rosenberg
Hudson Companies

Aleks Yelizarov
Monadnock Construction
Cornell Tech Residential
Cornell Tech Residential
Cornell Tech Residential

Construction Milestone Schedule:

- Foundations Start – By June 2015
- Super Structure Start – October 2015
- Super Structure Completion – April 2016
- Façade Panel Installation Start – April 2016
- Façade Panel Installation Completion – September 2016
What do you mean by HACK ROOSEVELT ISLAND?

Hacking refers to people who know the actual rules of a computer system, but use what they know to get around the rules—hopefully to make things better or more efficient.

Hacking isn't limited to computers. Wherever there are systems, there is the potential for hacking, and there are systems everywhere.

A Hack Day is an event where people get together to figure out how to make things work better!