

April 4, 2022 – DDC sent to Pratt via email.

Good evening Paul and Tara,

Please see below the City's official response regarding the East River Park Track House and Tennis Center Comfort Station.

The ESCR project team concluded that modifying the approved ESCR project to include preserving the East River Park Track House and Tennis Center Comfort Station was not feasible within the approved ESCR project's scope, budget, and required construction timeline. Nonetheless, the City has reviewed LESPI's adaptive reuse proposal, and as described below, the proposal underestimated the expense and logistical complications of modifying the approved ESCR project to include the preservation of the two structures.

The proposal is a more complex and resource-intensive undertaking than captured by LESPI. Prior to commencing a preservation effort, and due to the age and condition of the buildings, the City would first need to conduct a full conditions assessment of each building to confirm the feasibility of relocating, restoring and adaptively reusing the structures. If feasibility is confirmed, the preservation effort would require: shoring up of the buildings; relocating them to different locations within East River Park for storage during construction; redesigning the finalized surrounding flood protection measures, landscaping, infrastructure, and structural foundation design of the relocated buildings; reinstalling the buildings back on the elevated park; restoring the buildings' architectural features; and retrofitting the two buildings to meet applicable building codes and NYC Parks' program requirements.

The cost analysis provided in LESPI's proposal does not appear to fully account for, or consider, the steps necessary to undertake its proposal. The City has estimated that this preservation effort would result in a 12- to 20-month delay in completing the ESCR project, and an estimated \$100M to \$120M in design-, construction-, and delay-related costs.

The estimated \$100M to \$120M cost, at a minimum, includes: \$5.5M to \$7M in design costs (building assessment, redesign of subsurface drainage infrastructure, surrounding flood protection alignment, landscaping, grading, pathways, utility connections, design of new foundation, as well as associated environmental and design reviews); \$4.5M to \$6M in contractor claims (construction delays and early substantial completion incentives); \$78M to \$83M in construction-related costs (contract registration, change order, construction logistics); and \$7M to \$8M in DDC Capital-inter-fund agreement (IFA) time. The time required to complete all the above items would result in a 12- to 20-month delay to the completion of the ESCR project.

The estimated additional cost of \$100 to \$120 million and the estimated 12-20 month delay would add significant and unacceptable risk to the City's ability to expend the \$338 million of HUD CDBG-DR federal funding by September 2023, which, if not expended by this deadline, would be costs incurred by the City.

Other Risks/Considerations:

In addition to the above budget and schedule issues, there are other logistical risks and considerations as well.

The two buildings would need to be temporarily staged to other areas that would minimize the number of moves, however, these areas are located within the North-South access along the closed shared-use path. Maintaining this essential construction access is vital to allowing the park to be phased and maintaining 42% open space during construction. This would have implications for the commitments already included in the ESCR Project Area 1 (PA1) construction contract. Further, relocating and temporarily staging the buildings multiple times (at minimum 2-3 vertical moves and 2-3 horizontal moves) would pose significant risks to the structural integrity of the buildings. The extent of damage that could result from the jacking, relocating, and settlement of the structures during multiple moves is unknown. Also, the masonry structures would need to be reinforced to ensure survivability of multiple moves and staging for multiple years.

Best,
Ophelia