



*The City of New York
Borough of Queens*



Community Board 8

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Chairperson, Martha Taylor

District Manager, Marie Adam-Ovide

Parks Committee Meeting:	Cunningham Park – Garage Reconstruction Q401-119M
Date:	Tuesday, June 18, 2019
Time:	7:00 p.m.
Place:	Community Board 8 Office 197-15 Hillside Avenue Hollis, NY 11423

Bhithara Martha Fulton, Parks Committee Chair

Board Members: Bhithara Martha-Fulton, Marc A. Haken, Robert Harris and Wendy Phaff.

Also in attendance: Jorge Prado, Deputy Director of Architecture, Marisa Moriel, Project Manager, NYC Parks, Tania Padgett representing Councilman Barry Grodenchik and Izabela Szczepanska, CB8 Staff Member.

Chairperson Fulton called the meeting to order at 7:00 p.m.

Purpose:

Bhithara Martha Fulton – To review the plan for the reconstruction of the garages at Cunningham Park.

Chairperson Fulton asked Jorge Prado and Marisa Moriel to begin the presentation to the Committee.

Jorge Prado, Deputy Director of Architecture, NYC Parks – Mr. Prado stated that the general introduction is to focus on the exterior of the building, the wall that wraps around the courtyard, and the proposed plantings on the outside. They may be removing the generator from the back of the building. He stated that they will not speak about the interior to a great length. The interior work is to repair garage bays, put in new garage doors and other similar work. He asked that Marisa Moriel, Project Manager, NYC Department of Parks and Recreation (Parks) present the PowerPoint presentation.

These are some of the main highlights of the presentation on the Cunningham Park Garage Reconstruction (*a copy of the presentation is available in the office*):

- Provide a centralized hub to optimize Park’s maintenance operations.
- Restore the existing facility to repair structural damage and improve the performance of the building enclosure.
- Upgrade existing vehicle maintenance facilities to better service Parks fleet.
- Provide support spaces for Parks staff working at the facility.
- Establish clear pedestrian and vehicular circulation to improve site safety.
- Planting of additional trees and shrubs.
- Remove and replace all existing steel windows and doors.
- Install new exterior site lightings.

After the presentation, several questions were raised by the Board Members. The following is a re-cap of the questions and the responses received:

Marc A. Haken – What is the total cost of this project.

Answer: [Ms. Moriel] – \$16.5 million.

It seems like majority of the work is cosmetic.

Answer: [Mr. Prado] - The work that impacts the public is the exterior work. It is not cosmetic to the point that it is meant to beautify and enhance the perspective of pedestrians walking around the park. The bulk of the money is going to renovating the structures and making them into contemporary or modern garages. The bulk of the work is in the back of the house that is not exposed to the public. What you are seeing will be experienced by park visitors and neighborhood residents. That is what we want you to have an opinion about.

On the first PowerPoint slide, the first item states to provide a centralized hub. Isn't that what it is now?

Answer: [Mr. Prado] – It is.

So, you are really not providing it you are upgrading it.

Answer: [Mr. Prado] – That is absolutely correct. There are multiple districts that use it for muster sites.

How many Community Boards or Parks facilities utilize this particular facility?

Answer: [Mr. Prado] – Just your Community Board.

All of the vehicles are Community Board 8 vehicles?

Answer: [Mr. Prado] – They are District 8 and District 12.

[Ms. Moriel] – Those are districts within the park system. It is divided up for crews to go out and do the work. We have District 8 crews, District 12 crews and borough crews. It would be the main hub for Queens.

It does not fall within the purview of Cunningham Park. It has its own supervisor. Gabe Echevarria the Parks Manager of Cunningham Park is not the manager of the facility.

Answer: [Mr. Prado] – Right. This is a back office to be managed by those different stakeholder groups. There are three or four districts that use it as a muster site for repairs.

Bhitihara Martha-Fulton – My question was about the water facility and what was going to happen with the water. Were you able to reutilize it?

Answer: [Ms. Moriel] – The existing connections?

No, if you wash a vehicle where is the water going? Is it too soapy to be utilized?

Answer: [Ms. Moriel] – It has to be recycled within the facility before it can be taken out to the sewer. The water retention is in general for the entire use of the compound. The wash bay itself has its own system where by code we have to recycle the water.

[Mr. Prado] - By law we can't. That wash bay will have its own facility to essentially scrub the water on its way to the sanitation system. You are not allowed to just empty it out to the sanitation system.

Robert Harris – Is the washing bay inside or outside the perimeter?

Answer: [Ms. Moriel] – It is in the parking lot south of the existing compound.

There is a walking path there. How far is it from the walking path?

Answer: [Ms. Moriel] – It is about 30 ft. south of the west wing and 20 ft. from the facility.

[Mr. Prado presented and explained Slide 18 to show where the washing bay will be placed exactly.]

Robert Harris – You have a gasoline facility there. Will that be used by anyone else? Will more trucks be coming in?

Answer: [Mr. Prado] – It is the same. We are not expanding that at all. That is remaining as is and it's eventually going to have the same use as it does now. All of Queens that needs access to it in that zone. Whoever doesn't go to Cunningham goes to Flushing Meadows Corona Park garage.

Marc A. Haken – The facility has its own lavatory for the staff or do they use the main lavatory in the park by the tennis courts?

Answer: [Ms. Moriel] – Currently they are using an exterior trailer because they do not have the facilities that are required. It is a 1933 structure.

Will this provide lavatory facilities and shower facilities?

Answer: [Ms. Moriel] – Only emergency shower facilities.

[Mr. Prado] – Emergency showers are required. Mostly for mechanic’s exposure to chemicals.

Jorge Prado – Mr. Prado stated that he is requesting that the Community Board provide them with a letter of support if there are no objections.

Marc A. Haken – Mr. Haken stated that it is standard.

Bhitihara Martha-Fulton – Ms. Fulton agreed and stated that she likes it. She wanted to know when the original building were built.

Answer: [Ms. Moriel] – 1933. The buildings and stone are original from that time.

[Mr. Prado] - Part of the costs will be to restore some of the wood surrounds that are in bad shape.

Bhitihara Martha-Fulton – Ms. Fulton asked Mr. Prado if there is anything else that they should know.

Answer: [Mr. Prado] - That is the park and the project that we are proposing. We are happy to share it with you.

Marc A. Haken – Mr. Haken asked if this will automatically be accepted.

Answer: [Mr. Prado] - This project needs to go to PDC (Public Design Commission). PDC needs to give us approval and they will look to make sure that we have presented it to you. We will present your letter as proof.

Bhitihara Martha-Fulton – Ms. Fulton asked about the estimated timeline for this project.

Answer: [Mr. Prado] – It is the typical schedule. We are now in the design phase. The design phase for a project this size is typically about 18 months.

Marc A. Haken – Mr. Haken asked if this will go through DDC.

Answer: [Mr. Prado] – It does not have to go through DDC. This goes through PDC. All of our projects go through the PDC or LPC (Landmark Preservation Commission). This particular project is not landmark so it goes through PDC.

Tania Padget – Ms. Padget asked if the design phase is over will they start breaking ground.

Answer: [Mr. Prado] – Once the design phase completes we go to procurement. It takes nine (9) months to procure. The contract has to be vetted. That eventually is put out into advertisement and to bid.

Marc A. Haken – Mr. Haken asked if they are bound by law to take the lowest bidder.

Answer: [Mr. Prado] – Yes, we are bound by law to take the lowest bidder. After that is the construction phase.

Tania Padget – Ms. Padget asked if the construction will take two years.

Answer: [Ms. Moriel] – The construction schedule is 18 months so far.

[Mr. Prado] - At the moment it is scheduled for 18 months. Under certain circumstances more complex projects might go 24 months and less complex projects might go as short as 12 months.

Adjournment:

Marc A. Haken made a motion to adjourn this meeting at 7:31 p.m.

Respectfully submitted,

Izabela Szczepanska, CB8 Staff

June 19, 2019