



Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

SUSAN G. ROSENTHAL
President & CEO

BOARD OF DIRECTORS

RuthAnne Visnauskas, Chair, Commissioner of NYSHCR
Robert F. Mujica Jr., Director of BUDGET
Conway S. Ekpo
Jeffrey R. Escobar
David Kapell
David Kraut
Howard Polivy
Michael Shinozaki

Agenda Item V, 8. March 5, 2020

PROPOSED RESOLUTION

APPROVAL OF STRUCTURAL DESIGN OF THE GENERATOR PLATFORM AUTHORIZED BY THE FIRST AMENDMENT TO THE SUBLEASE WITH THE NEW YORK CITY TRANSIT AUTHORITY

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

- Section 1. that the structural design of the generator Platform authorized by the First Amendment to the Sublease with the New York City Transit Authority, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated February 28, 2020, attached hereto, is hereby approved;
- Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take such actions and execute such instruments as she deems necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



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TO: Susan G. Rosenthal/CEO and the Board of Directors
FROM: Jonna Carmona-Graf, Assistant VP Capital Planning and Projects
DATE: February 28, 2020
RE: NYC Transit Authority Generator Sublease Agreement - June 25, 2019 Board Meeting
NB Item #2

Background: On June 25, 2019, the board authorized the First Amendment to the Sublease with the New York City Transit Authority for Use of Strecker Lab, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated June 21, 13 2019. The Board also requested modifications to the proposed design of the structure, members citing the design was not sympathetic to the surroundings, did not relate to the vernacular of the Strecker Lab and appeared out of scale. NYC Transit Authority was also asked to work with the AVP of Capital Planning and Projects on changes to make the structure more appealing.

On February 27, 2020 NYC Transit Authority and their design consultant presented a modified design to the Real Estate Development Committee. The changes made to the materiality, structural framing and proportions create a structure which fits the site were well received by the Committee. The revised design is sympathetic to the Strecker Lab and fits better in the setting.

Recommendation: Based upon the above, we recommend acceptance of the design changes. Upon approval of the Board, NYC Transit Authority will develop construction documents for pricing. They anticipate issuing the proposals for bid in nine months' time and will coordinate with RIOC for the appropriate permit prior to starting any construction work on site.



NYCT Roosevelt Island Generator Platform

Roosevelt Island Generator Platform - Previous Design

NYCT



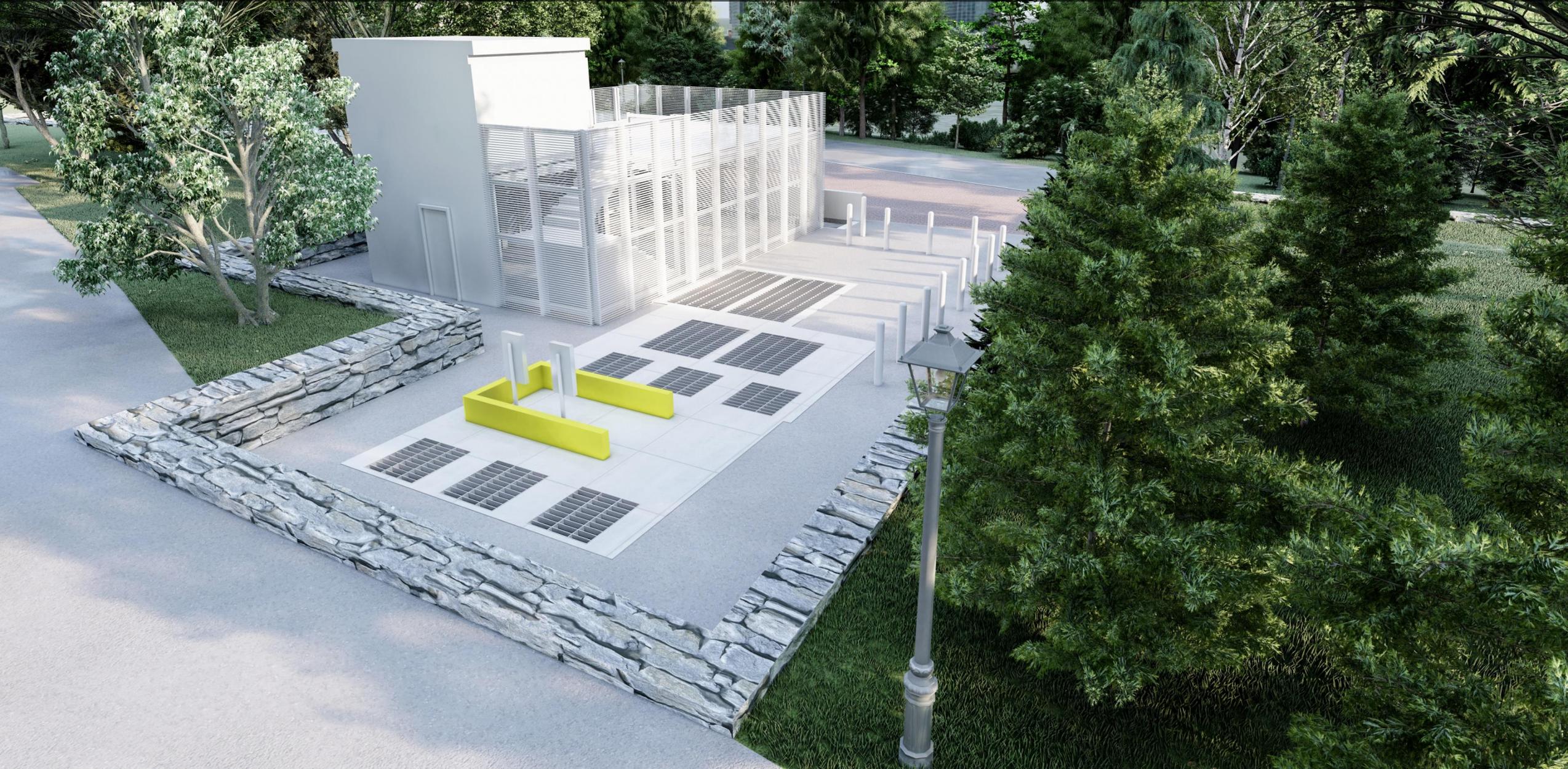
Roosevelt Island Generator Platform - Revised Option

NYCT



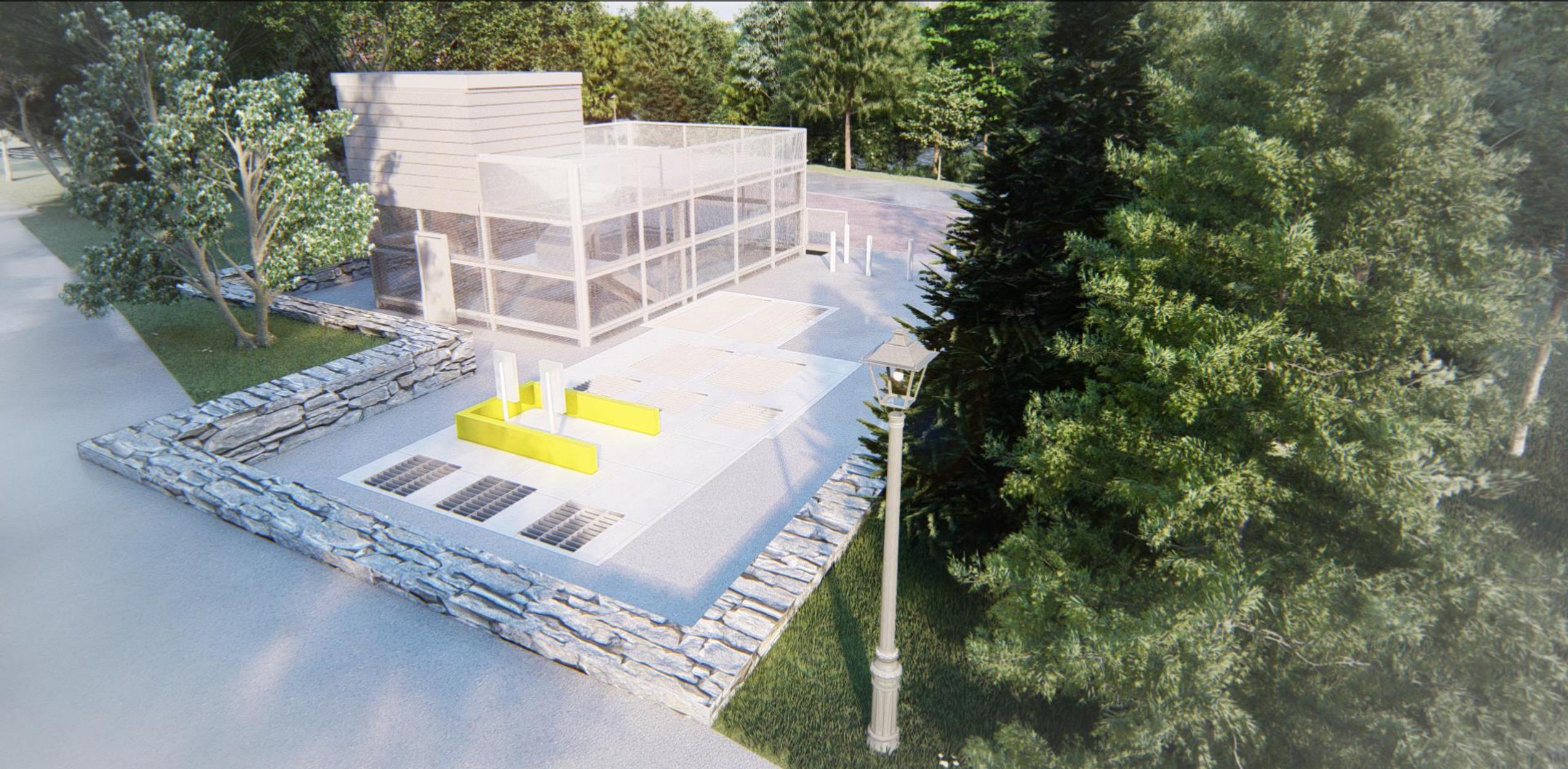
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NYCT

Terra Cotta Rainscreen

B – 64% Open Area

A – 82% Open Area

