



Roosevelt Island Operating Corporation Performance Measure Report

1. To promote, develop, and maintain the mixed-use residential community on Roosevelt Island.

Pursuant to the guidelines specified in the Roosevelt Island General Development Plan, the Roosevelt Island Operating Corporation (“RIOOC”) has promoted the development of approximately 5,500 units of housing, with the expected development of approximately 500 additional units. Of the built out units of housing stock, approximately 58% are affordable under Federal Section 8, NYS Mitchell-Lama, NYC Inclusionary Housing Programs or qualifying units sold or rented as Middle Income Affordable Housing (see Figure 1 below).

Building	Unit Count	To Be Developed	Total	Number Affordable	Percentage Affordable
Manhattan Park	1,107		1,107	222	20%
Roosevelt Landings	1,003		1,003	1,003	100%
The Octagon	500		500	100	20%
Island House	400		400	400	100%
Southtown	1,202	540	1,742	697	40%
Westview	371		371	371	100%
Rivercross	377		377	377	100%
Total:	4,960	5,500	5,500	3,170	58%

Note: Unit Counts and Percentages are Approximate Values.

Figure 1

RIOOC has also engaged in capital projects to preserve the Island’s landmarks, including: the Blackwell Island Lighthouse, the Octagon Tower, the Strecker Memorial Laboratory, the Smallpox Hospital (Renwick Ruin), Blackwell House, and the Chapel of the Good Shepherd. Maintenance of these structures is prioritized in the capital plan, and currently additional work is being performed on Blackwell House — to be completed in June 2012, as well as the Chapel.

For a detailed overview of RIOOC’s capital projects, please see the five-year “RIOOC Capital Management Plan” (attached).

2. To provide appropriate level of services which develop and maintain public facilities, open spaces, and commercial facilities.

As part of its mission the Corporation has fostered the development of this 147-acre island by promoting public facilities including a transit system, pedestrian walkways, open spaces, and a street system. The initial planners promoted the development of a centralized parking facility that currently provides 1,522 parking spaces. A fourth quadrant will be completed if the last three residential buildings are developed, yielding an approximate total of 2,000 parking spaces.

To limit the congestion caused by excess traffic, RIOOC provides bus services — utilizing 7 hybrid-electric buses powered by ultra-low-sulfur fuel.

The Tram Modernization project was substantially completed and the Tram was back in operation on November 30, 2010. The Tram stations improvements are scheduled to be completed by the end of 2012. The infrastructure improvement was funded through a \$15 million grant from the State of New York and \$10 million from RIOOC. The dual Tram system now better meets the transportation needs of the residents and

visitors: More passengers are shuttled quickly and safely and there is greater availability — the system allows for one cabin to continue operations while the other is down for preventive maintenance — and it is more reliable with redundant generators to power the system. This important transportation mode shuttles approximately 2,000,000 riders per year between Roosevelt Island and Manhattan.

Roosevelt Island has a public school, PS / IS 217, which currently has 410 students enrolled. Also, The Child School / Legacy High School, a government funded non-public school specializing in educating children with special needs, is also located on Roosevelt Island — serving approximately 300 students. The Island is also home to a library, community center, and senior center.

RIOC also promotes recreational activities and has developed the Sportspark that includes a swimming pool, full-size basketball court, ping pong room, and weight room. Open recreational spaces include Lighthouse Park, Octagon Soccer Field, Octagon Pony Field, Capobianco Field, and Firefighters Field. In July 2011 this extensive offering in July 2011 will be complemented by Southpoint Park, which is 90% complete.

The infrastructure for basic utilities has been developed, and residential buildings are connected to the Automated Vacuum (“AVAC”) facility, an underground network of pipes that disposes of trash, eliminating the need for the majority of curb-side pickup. The Island has a low crime rate, and is protected by members of the RIOC Public Safety Department (“PSD”), which provides a twenty-four-hour-a-day, seven-day-a-week presence on the Island.

The Island has 99,134 square feet of above grade rentable commercial retail space located along the Main Street corridor. This retail space is separated into 35 spaces. RIOC is currently negotiating a Master Sublease Agreement (“the Agreement”) with Hudson/Related Realty LLC. The retail space has 33,758 square feet of above grade space that is currently vacant or occupied by a public agency, or not-for-profit tenant who is not paying rent — reflecting a 34% vacancy rate. Due to the vacancy rate, RIOC’s Net Operating Income has not reached its full potential. The Agreement will alleviate this situation by providing a guaranteed minimum annual payment, as well as a 50/50 split of additional rental income which will be considered “profit sharing”.

3. To ensure good governance by compliance with applicable Federal, State, and City laws, corporate By-laws and guidelines.

RIOC has ensured compliance with all applicable provisions of the New York State Public Authorities Law, and maintains ethical guidelines by which officers, directors, and employees must abide. In addition, RIOC has set forth Investment Guidelines, Lobbying Guidelines, Procurement Guidelines, Guidelines Regarding Acquisition and Disposal of Property, By-Laws, Policies for Senior Management, Travel Policies, and Policies on Reporting Misconduct and Protection Against Adverse Personnel Action.

RIOC CAPITAL MANAGEMENT PLAN - 5 Year (2006/2007)

(BOARD APPROVED)

Updated March 31, 2011

ITEM	Year 1	Year 2	Year 3	Year 4	Year 5	Notes	Status As of	Remarks
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011			
Sportsfields/Parks	\$ 740,000	\$ 388,000	\$ 70,000	\$ 43,000	\$ 930,000			
Pony field	\$ 75,000	\$ 100,000				Reconfiguration, surface correction, fencing	\$ 175,000	Completed
Octagon Soccer Field - Fencing		\$ 35,000				Access control West side	\$ 35,000	Completed
Ecological Park - Recreational Area		\$ 95,000				Site amenities	\$ 95,000	Completed
Comfort Station	\$ 55,000					Facilities Upgrade Capital Improvement Bathrooms	\$ 55,000	Completed
Lighthouse Park Retaining Walls		\$ 115,000				Replace wood with stone interlock blocks, new game tables	\$ 115,000	Not Completed
All Weather Field					\$ 850,000	Min maintenance synthetic field	\$ 850,000	Completed
Spring/Fall Field Prep	\$ 35,000	\$ 18,000	\$ 45,000	\$ 18,000	\$ 55,000	Landscape contractor aeration/fertilization/irrigation	\$ 171,000	Completed
Lighthouse Park Seawall Repair	\$ 550,000					Barge collision damage	\$ 550,000	Completed
Irrigation	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	Replacement of failed systems	\$ 125,000	Completed
Blackwell House	\$ 1,400,000	\$ 16,500	\$ -	\$ 45,000	\$ 45,000			
Exterior Stabilization	\$ 1,400,000			\$ 45,000	\$ 45,000	Historic Restoration - Continuing Maintenance	\$ 1,490,000	Completed
Site Improvements		\$ 16,500				Grounds improvements - Plantings/Pavers/Lighting	\$ 16,500	Completed
Main Street/WSD Road Work/Esplanade	\$ 390,000	\$ 1,580,000	\$ 1,700,000	\$ 1,500,000	\$ 1,550,000			
North Main Street Repair & Upgrade		\$ 1,100,000				Fire House to Lighthouse Park	\$ 1,100,000	Completed
Storm Water Control - island wide	\$ 140,000	\$ 200,000				Replacement Basin/Pipe Collapse	\$ 340,000	Completed
North Main Road Modification - Traffic Circle	\$ 50,000					Bus U Turn at rear of Coler	\$ 50,000	Completed
Ramp Repair		\$ 110,000			\$ 750,000	Wearing Deck Repair - Wearing Deck Replacement after DOT Bridge work	\$ 860,000	Not Completed
Main Street/Tram Road South Upgrade	\$ 125,000					Asphalt Resurfacing	\$ 125,000	Completed
Pedestrian Path Extension WSD		\$ 85,000				West Service Drive South of Subway station along waters edge	\$ 85,000	Completed
Sidewalk Replacement				\$ 600,000		Concrete Sidewalk conversion	\$ 600,000	Completed
East/West Esplanade Upgrade					\$ 800,000	Asphalt Resurfacing curb work, removal block	\$ 800,000	Completed
Main Street - Manhattan Park to Rivercross			\$ 1,700,000	\$ 900,000		40 River Rd to Fire House Water Main Upgrade Road Replacement	\$ 2,600,000	Completed
Octagon Cross Drive Widening		\$ 85,000				Widen road to 30'	\$ 85,000	Completed
Main Street Beautification	\$ 75,000						\$ 75,000	Completed
Good Shepard Chapel	\$ 83,000	\$ 113,000	\$ 10,000	\$ 610,000	\$ -			
Plaza - Repair	\$ 35,000	\$ 35,000	\$ 10,000			Repair worst areas brick Concrete pavers	\$ 80,000	Completed
Tower Water Proofing	\$ 48,000					HVAC deck drain repair	\$ 48,000	Completed
Plaza - Replacement				\$ 525,000		Replacement of Brick/Concrete pavers	\$ 525,000	Not Completed
HVAC		\$ 78,000				Upgrade/Major Service	\$ 78,000	Completed
Vertical Transportation				\$ 85,000		Equipment Upgrade/Modernization	\$ 85,000	Completed
Motorgate Parking Facility	\$ 934,000	\$ 530,000	\$ 100,000	\$ -	\$ 65,000			
Garage Lighting-Stairwell/Egress	\$ 275,000					All area garage interior lighting repair upgrade - Exit signs	\$ 275,000	Completed
Stairway Repairs, emergency concrete repairs	\$ 175,000					See Item Description	\$ 175,000	Completed
Emergency Waterproofing over commercial areas	\$ 95,000					Epoxy Acrylic Coating	\$ 95,000	Completed
Painting - Metal Work		\$ 250,000	\$ 100,000			Railings/Signage	\$ 350,000	Completed
Escalator Decommissioning	\$ 150,000					See Item Description	\$ 150,000	Completed
Atrium Upgrades	\$ 45,000	\$ 50,000				Painting/Glass replacement	\$ 95,000	Completed
Plaza Toll Booth Removal		\$ 65,000				Removal of Tollbooths & Concrete Islands	\$ 65,000	Completed
Under deck Lighting	\$ 145,000					Ramp Approach - Post Office Area - East Side Esplanade- Plaza/Atrium	\$ 145,000	Completed
Metal Doors & Hardware	\$ 49,000	\$ 165,000			\$ 65,000	Replacement of hollow metal door stairwells and Egress areas	\$ 279,000	Completed
Facilities/Offices - Garage	\$ 175,000	\$ 135,000	\$ -	\$ -	\$ -			
Repave Bus Parking Area & Approach	\$ 125,000					Asphalt Resurfacing	\$ 125,000	Completed
Consumables Storage Sheds/Dividers	\$ 25,000	\$ 50,000				Addition of shed to protect sand/clay/road salt	\$ 75,000	Completed
HVAC Upgrade		\$ 65,000				Exhaust System reconfig/upgrade	\$ 65,000	Completed
Security System Upgrades	\$ 25,000	\$ 20,000				Smart Card integration	\$ 45,000	Completed
Tram	\$ 1,268,000	\$ 2,670,000	\$ 200,000	\$ 98,000	\$ 50,000			
Re-build SCR drive						See Item Description	\$ -	Completed
Vertical Lift Manhattan Station	\$ 75,000					See Item Description	\$ 75,000	Completed
Manhattan elevator upgrade		\$ 150,000				See Item Description	\$ 150,000	Not Completed
Replace roller chain and supports - Manhattan side	\$ 500,000					See Item Description	\$ 500,000	Completed
Counter-haul rope replacement	\$ 200,000					See Item Description	\$ 200,000	Completed
Haul rope replacement		\$ 200,000				See Item Description	\$ 200,000	Completed
Shift track rope			\$ 150,000			See Item Description	\$ 150,000	Completed
Replace cabins, and hanger arms, including cabin elec. sys., hydraulic pump and motor unit, track rope brakes, safety switch mechanism & evacuation system	\$ 160,000	\$ 2,000,000				See Item Description	\$ 2,160,000	Completed
Replace attendants booth - both stations	\$ 75,000					See Item Description	\$ 75,000	Completed
Rebuild MG set / procure a new MG set / new system	\$ 50,000					See Item Description	\$ 50,000	Completed
Miscellaneous repairs / upgrades	\$ 80,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	See Item Description	\$ 280,000	Completed

Roof Modification & Repair	\$ 5,000					Installation of skylight at Rescue Room	\$ 5,000	Completed	
Station Concrete Repair	\$ 65,000	\$ 30,000				Roosevelt Island/Manhattan boarding area repair and sealant	\$ 95,000	Completed	
Tram Station Security System	\$ 10,000	\$ 100,000				Digital system upgrade	\$ 110,000	Completed	
Painting - Metal Work	\$ 48,000	\$ 140,000		\$ 48,000		Railings-structural steel bldg., towers	\$ 236,000	Not Completed	Work-In-Progress - Part of Tram Station Work
Commercial Space Improvements	\$ 35,000	\$ -	\$ -	\$ -	\$ -				
Marketing Improvements	\$ 35,000					Cleanup/ Minor repairs	\$ 35,000	Completed	
Hybrid Bus	\$ -	\$ 120,000	\$ 50,000	\$ 75,000	\$ 100,000				
Maintenance Equipment/Specialty Equipment		\$ 120,000	\$ 50,000	\$ 75,000	\$ 100,000	Specialty Equipment	\$ 345,000	Completed	
AVAC System & Building	\$ 515,000	\$ 100,000	\$ 65,000	\$ 55,000	\$ 10,000				
Roof replacement	350,000					See Item Description	\$ 350,000	Completed	
Mechanical/Electrical upgrades	\$ 35,000		\$ 35,000			See Item Description	\$ 70,000	Completed	
Replace AVAC Pipe (High Impact Areas)		\$ 45,000		\$ 45,000		See Item Description	\$ 90,000	Completed	
Parking Lot Pavement Restoration	\$ 65,000					See Item Description	\$ 65,000	Completed	
Communication Cabling Replacement	\$ 25,000	\$ 15,000	\$ 10,000			See Item Description	\$ 50,000	Completed	
Pneumatics Equipment/Valves	\$ 40,000	\$ 40,000	\$ 20,000	\$ 10,000	\$ 10,000	See Item Description	\$ 120,000	Completed	
Equipment & Trucks	\$ 140,000	\$ 103,000	\$ 40,000	\$ -	\$ -				
Refuse Collection Equipment	\$ 10,000	\$ 5,000				See Item Description	\$ 15,000	Completed	
Electric Vehicles	\$ 20,000	\$ 18,000				See Item Description	\$ 38,000	Completed	
Facilities/Grounds Vehicles	\$ 75,000	\$ 60,000	\$ 30,000			See Item Description	\$ 165,000	Completed	
Facilities/Grounds Equipment	\$ 35,000	\$ 20,000	\$ 10,000			See Item Description	\$ 65,000	Completed	
Site Amenities	\$ 250,000	\$ 280,000	\$ 50,000	\$ 65,000	\$ 50,000				
Bus Shelters	\$ 90,000					See Item Description	\$ 90,000	Completed	
Public Safety - Station Booths		\$ 25,000				See Item Description	\$ 25,000	Completed	
Miscellaneous	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	Replacement of Picnic tables, game tables, garbage cans,	\$ 200,000	Completed	
Blackwell Park - Playground Equipment		\$ 110,000				See Item Description	\$ 110,000	Completed	
Vehicle Bollards	\$ 30,000					Parking Controls	\$ 30,000	Completed	
Pier Decking restoration/Replacement		\$ 90,000	\$ 10,000	\$ 10,000	\$ 10,000	Dimensional Lumber Decking replacement	\$ 120,000	Completed	
Signage	\$ 75,000	\$ 15,000		\$ 15,000		Directional Signage	\$ 105,000	Completed	
Dog Run Area	\$ 15,000					See Item Description	\$ 15,000	Completed	
Lighting	\$ 1,789,000	\$ -	\$ -	\$ -	\$ -				
Replace street/promenade lighting with NYC standard	\$ 1,724,000					See Item Description	\$ 1,724,000	Completed	
Lighthouse Park - Lighting Replacement	\$ 65,000					See Item Description	\$ 65,000	Completed	
Seawall Railing	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -				
Replace railing/grating/stanchions		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000		See Item Description	\$ 6,000,000	Not Completed	Work in Progress - Design Complete
Seawall	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -				
Install rip-rap as per USACOE report			\$ 1,000,000	\$ 2,000,000		See Item Description	\$ 3,000,000	Not Completed	To Be Addressed 2011-2012
Southpoint Park	\$ 2,025,000	\$ 2,000,000	\$ -	\$ -	\$ -				
Phase I Development	\$ 2,000,000	\$ 2,000,000				See Item Description	\$ 4,000,000	Completed	
Security/Fencing Upgrades	\$ 25,000					See Item Description	\$ 25,000	Completed	
Sportspark Facility	\$ 90,000	\$ 500,000	\$ 75,000	\$ 300,000	\$ 400,000				
Pool Restoration		\$ 450,000	\$ 75,000			Gunite resurfacing, Tile and gutter work, filtration	\$ 525,000	Completed	
Lighting		\$ 50,000				Repair/Replacement light fixtures	\$ 50,000	Completed	
HVAC	\$ 45,000					Repair MEP	\$ 45,000	Completed	
Facility Upgrade				\$ 300,000	\$ 400,000	Gymnasium Flooring	\$ 700,000	Completed	
Replacement Metal Doors	\$ 45,000					Replacement of hollow metal doors Egress areas	\$ 45,000	Completed	
Replacement Panic Hardware						Replacement of door hardware Egress areas			
Utilities Infrastructure Improvements	\$ 105,000	\$ 60,000	\$ 45,000	\$ 45,000	\$ 45,000				
Storm Drainage	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	See Item Description Island Wide	\$ 175,000	Completed	
Electrical	\$ 55,000	\$ 25,000	\$ 10,000	\$ 10,000	\$ 10,000	See Item Description Island Wide	\$ 110,000	Completed	
Communications	\$ 15,000					See Item Description Island Wide	\$ 15,000	Completed	
Engineering/Architectural Consulting Services	\$ 190,000	\$ 150,000	\$ 75,000	\$ 100,000	\$ 100,000				
All Disciplines	\$ 190,000	\$ 150,000	\$ 75,000	\$ 100,000	\$ 100,000	Architectural/Engineering Support ofor Capital Plan	\$ 615,000	Completed	
Contracting Services MEP	\$ 160,000	\$ -	\$ 180,000	\$ -	\$ 200,000				
Electrical	\$ 65,000		\$ 75,000		\$ 85,000	See Item Description Island Wide	\$ 225,000	Completed	
HVAC	\$ 45,000		\$ 55,000		\$ 65,000	See Item Description Island Wide	\$ 165,000	Completed	
Plumbing	\$ 50,000		\$ 50,000		\$ 50,000	See Item Description Island Wide	\$ 150,000	Completed	
RIOC Office Improvements	\$ 175,000	\$ 400,000	\$ 150,000	\$ 150,000	\$ 150,000				
Office Imprvement	\$ 25,000	\$ 250,000				Lighting, partitions, doors, , etc.	\$ 275,000	Completed	
Emergency Conditions Contingency	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Unknown Unforseen Conditions	\$ 750,000		
TOTALS	\$ 10,464,000	\$ 11,145,500	\$ 5,810,000	\$ 7,086,000	\$ 3,695,000		\$ 38,200,500		