



HSS Kellen Tower

Community Board 8

Land Use Committee Update

July 12, 2023

- World's largest academic medical center specialized in musculoskeletal health (160 years). Home to 20 laboratories dedicated to basic & translational science.
- Provider of Continuing Medical Education to specialists in 165 countries.
- Serving patients from all 50 States and more than 100 countries.
- More than 35,000 surgeries per year; 90% more hip replacements than the next leading hospital.
- Lowest readmission rates for orthopedics in the nation, and among the lowest rates for infections and complications.
- Ranked #1 in Orthopedics worldwide by *Newsweek* (past 3 consecutive years) and nationwide by *US News & World Report* (past 13 consecutive years).
- The only hospital in North America designated by the World Economic Forum to serve in the Global Coalition for Value in Healthcare.

Agenda

- Special Permit Renewal
- Project Status
 - Recent Work Completed
 - Current Updates
 - Upcoming Milestones
 - Project Schedule
- Community Communication Resources
- HSS Esplanade Improvement Project Updates



HSS Kellen Tower Work Site
Barge with Crane leaving HSS Work Site on 04.12.2023

The HSS Kellen Tower

- Centerpiece for Main Campus Transformation with new 12-story, 94,000 sqft building
- Increases space for advanced musculoskeletal care
- Physically connects to the Ambulatory Pavilion Building and has a new bridge connection to the Main Hospital
- Allows for modernization of the HSS Main Campus including an increase in the number of private rooms and less congestion
- It allows for highest and best use for our more complex clinical needs in the Main Hospital:
 - 3 new large ORs and related support space
 - Privatizing inpatient beds



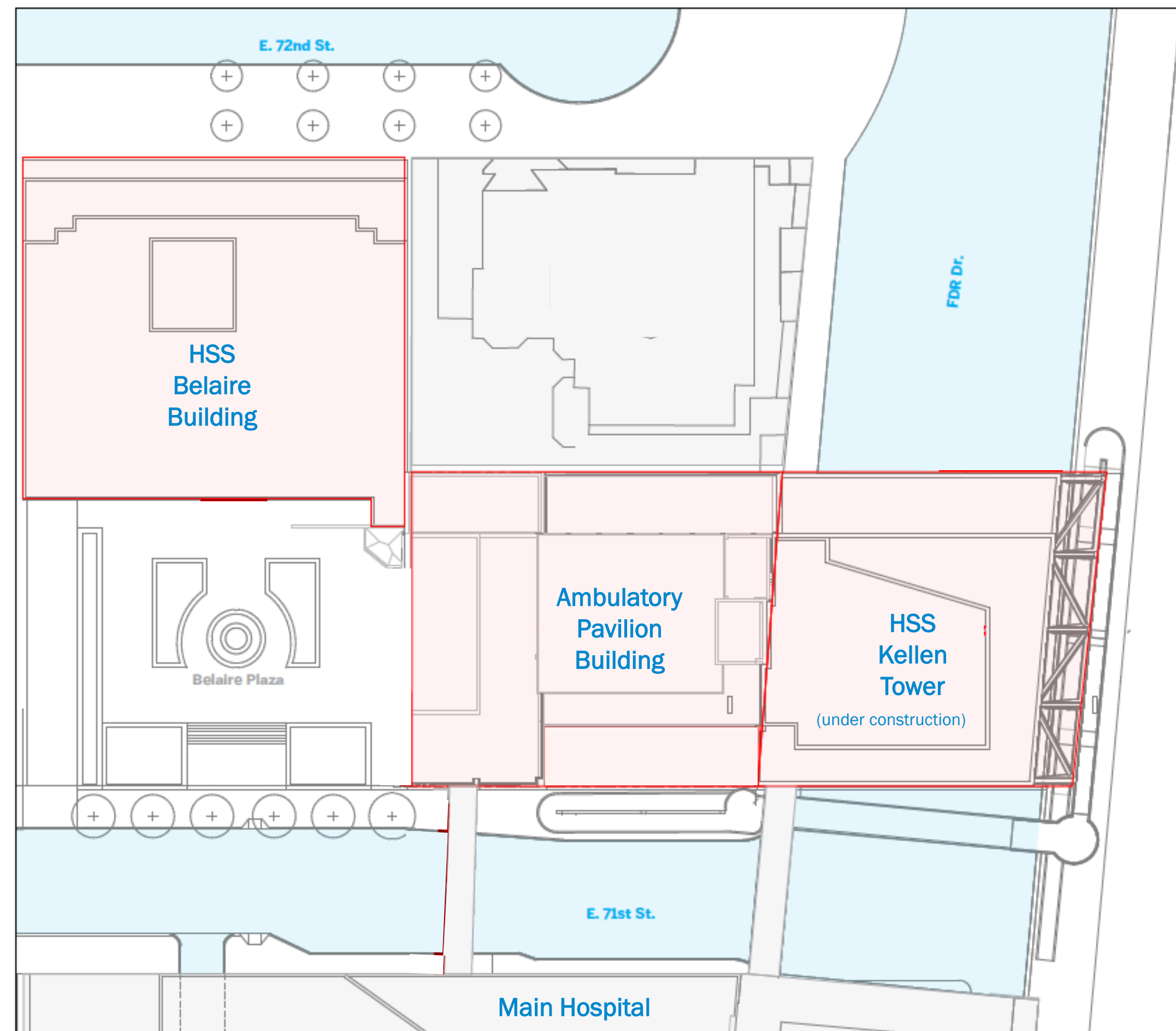
Recent Work Completed | Updates as of 07/12

Belaire & Pavilion Buildings

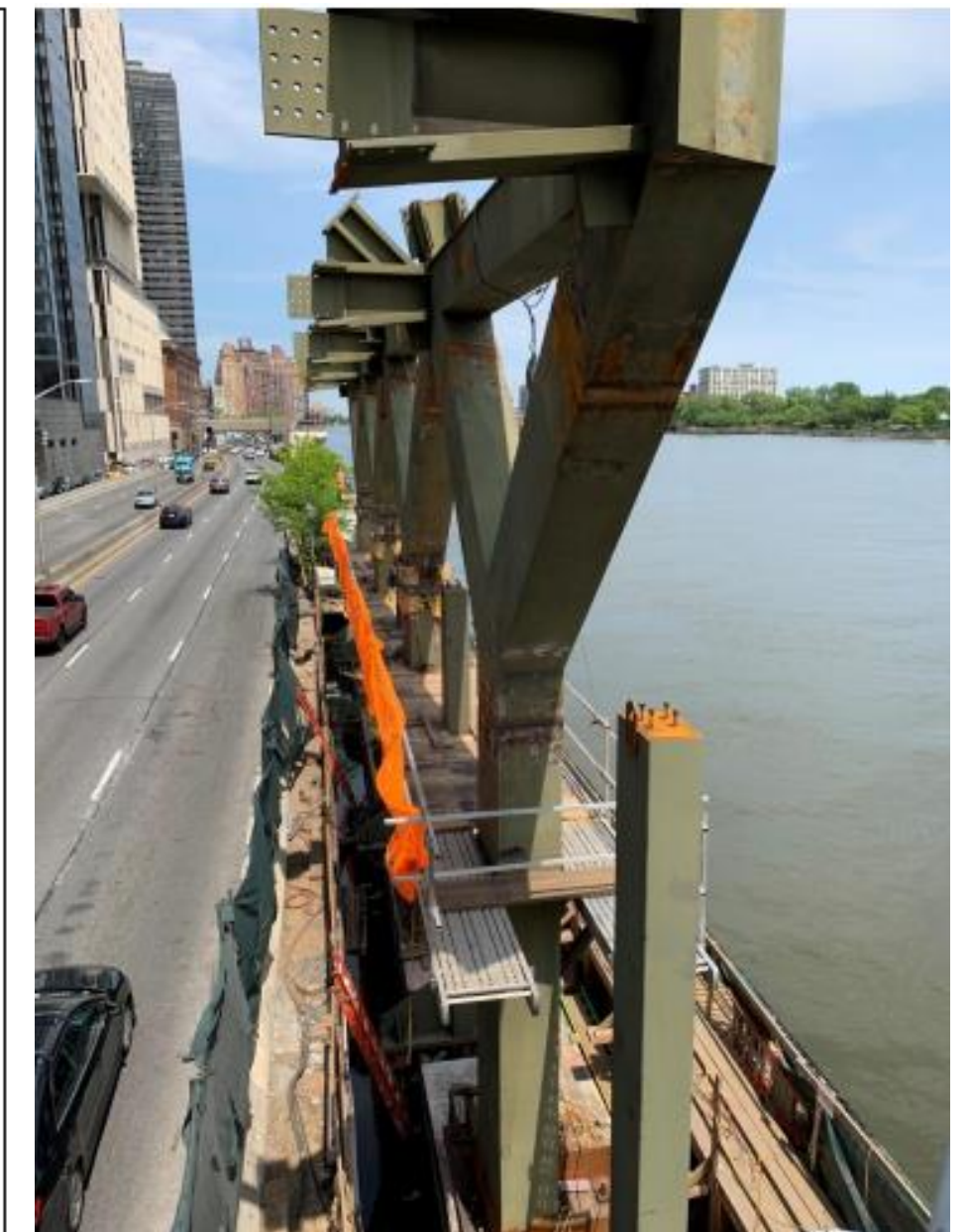
- Delivered and rigged new electric switchgear and transformers to power the HSS Kellen Tower
- Continue to install storm and sanitary piping

East Side – Esplanade

- Completed the Y-columns joint welding
- Completed pedestrian ramp columns welding to caissons
- Started installation of steel reinforcement for pedestrian ramp
- Installed the new pre-cast barriers separating the FDR northbound lanes from the Esplanade



Planned Campus Map
Diagram Source: Herter Design



Completed welding Y-shaped Columns and new columns to support the reconstruction of the pedestrian ramp East Side of FDR Drive

Current Updates | Updates as of 07/12

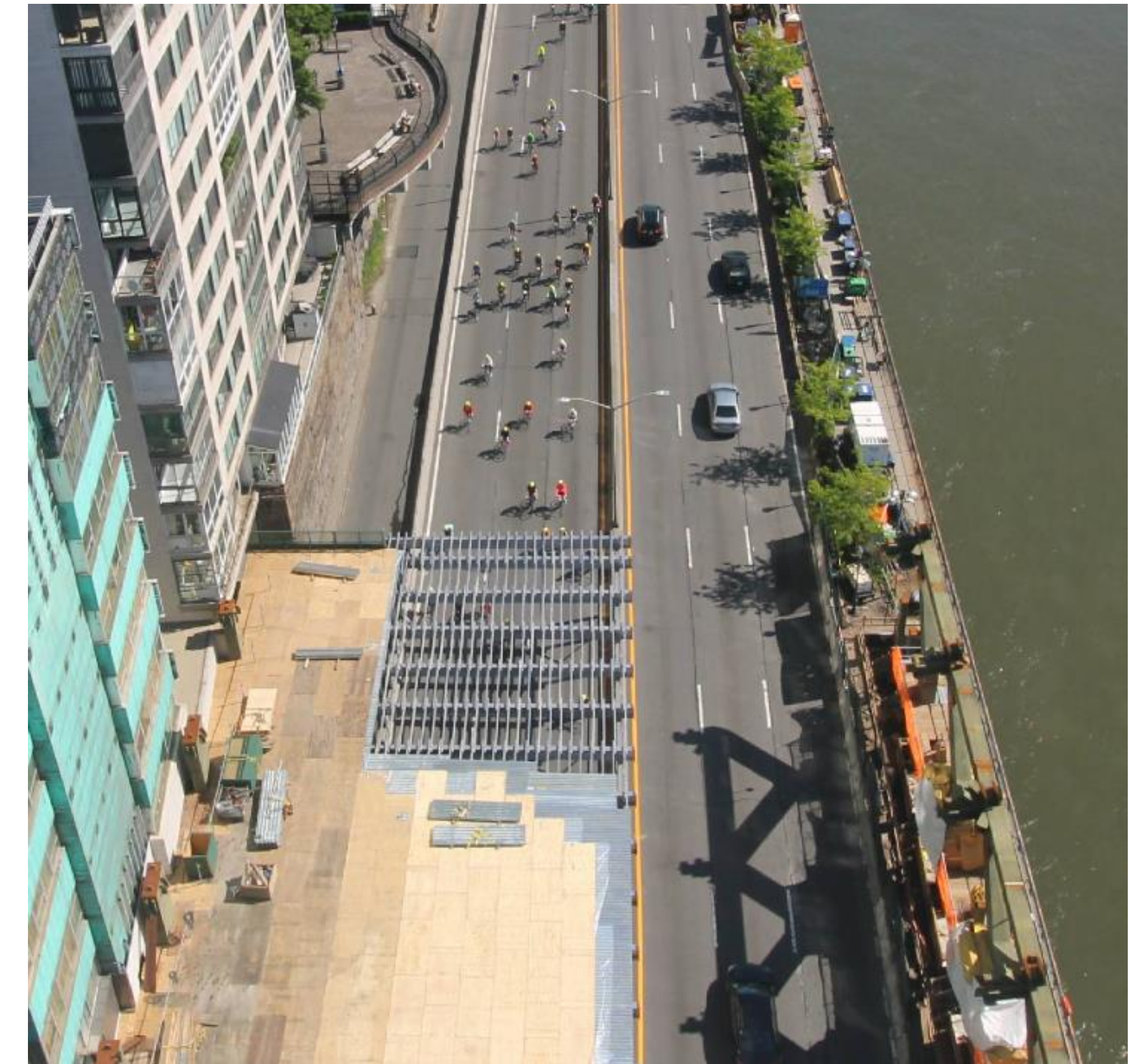
HSS

On-Site

- A temporary work platform is being currently being built across the FDR Drive to allow the HSS Kellen Tower to be erected while traffic continues to flow underneath on the FDR Drive
- Prep work to install external hoists on 71st Street in order to move labor and materials vertically as the tower is constructed

Off-Site Materials Preparation

- Fabricated steel columns arrived on rail from Guadalajara, Mexico and North Carolina
- Steel workers have assembled the three modules which make up the two lowest floors of the HSS Kellen Tower on a dock in New Jersey
- Manufacture of the glass for the new HSS Kellen Tower in Germany is completed and is currently in route to the UAE for the fabrication of the curtainwall



Temporary Work Platform being built across the FDR Drive
FDR Drive at 71st Street

Upcoming Milestones | Updates as of 07/12

- Con Edison is expected to complete bringing power for new HSS Kellen Tower from York Avenue down East 71st Street in mid-August or early September
- Completion of the temporary work platform is anticipated in late August
- Delivery of the steel modules from New Jersey to be craned from a barge into place over the temporary work platform is anticipated in early to mid-September
- A tower crane will be installed in order to lift and position steel as the building is erected over the work platform and FDR Drive

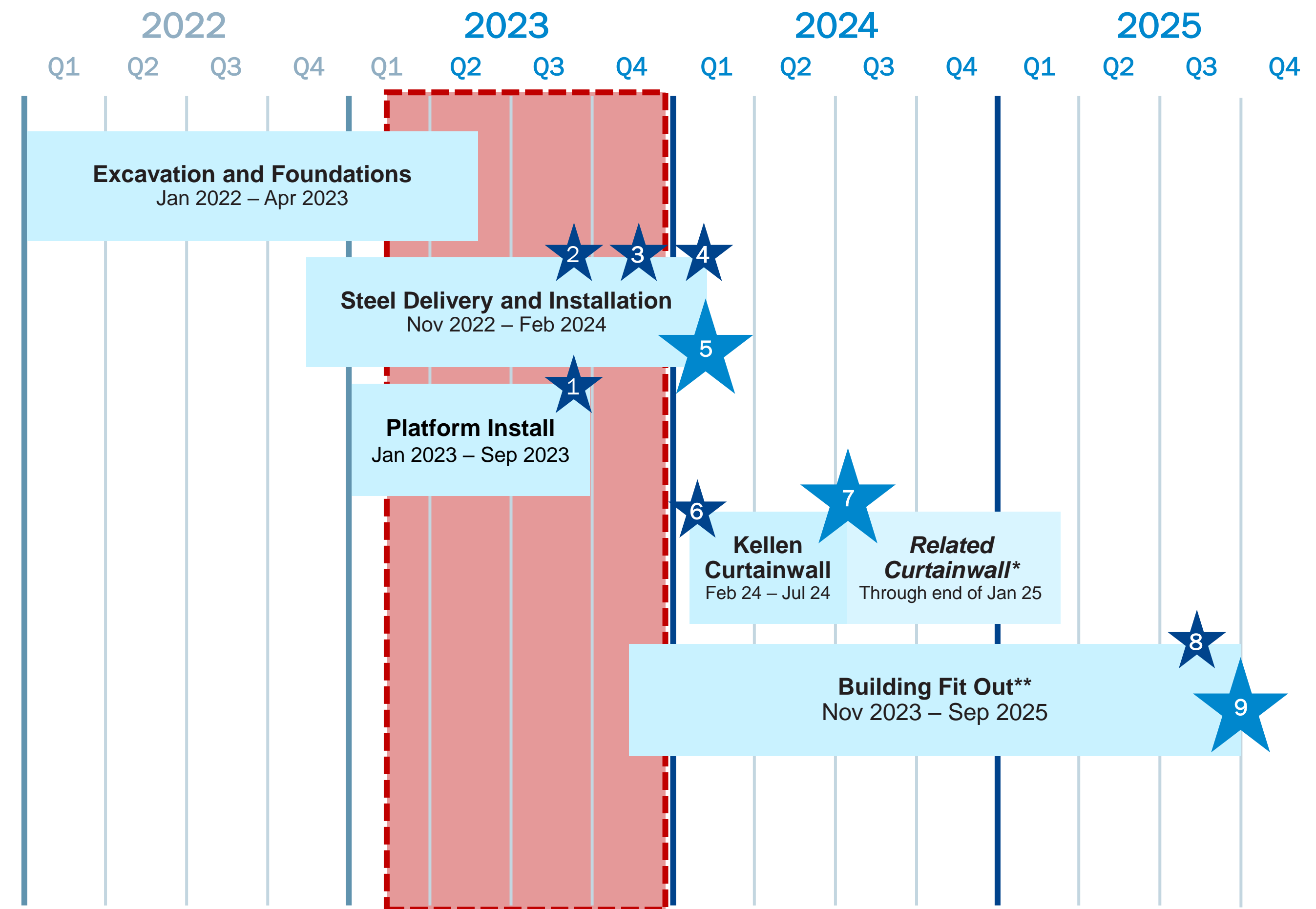


One of Three Steel Modules
New Jersey

Project Schedule | Updates as of 05/08

Based on AECOME Tishman's construction schedule dated 05/08/2023

Note: This schedule is subject to change and currently reflects the most conservative durations due to complexity of constructing the HSS Kellen Tower with the current DOT stipulations around working above the FDR Drive



September 2023

- ★1 Complete Temporary Work Platform
- ★2 Deliver Steel Modules from NJ

November 2023

- ★3 Erect Tower Crane

February 2024

- ★4 Erect New Skybridge
- ★5 Top Off Steel
- ★6 Begin closing in building with Curtainwall

July 2024

- ★7 HSS Kellen Tower Enclosed

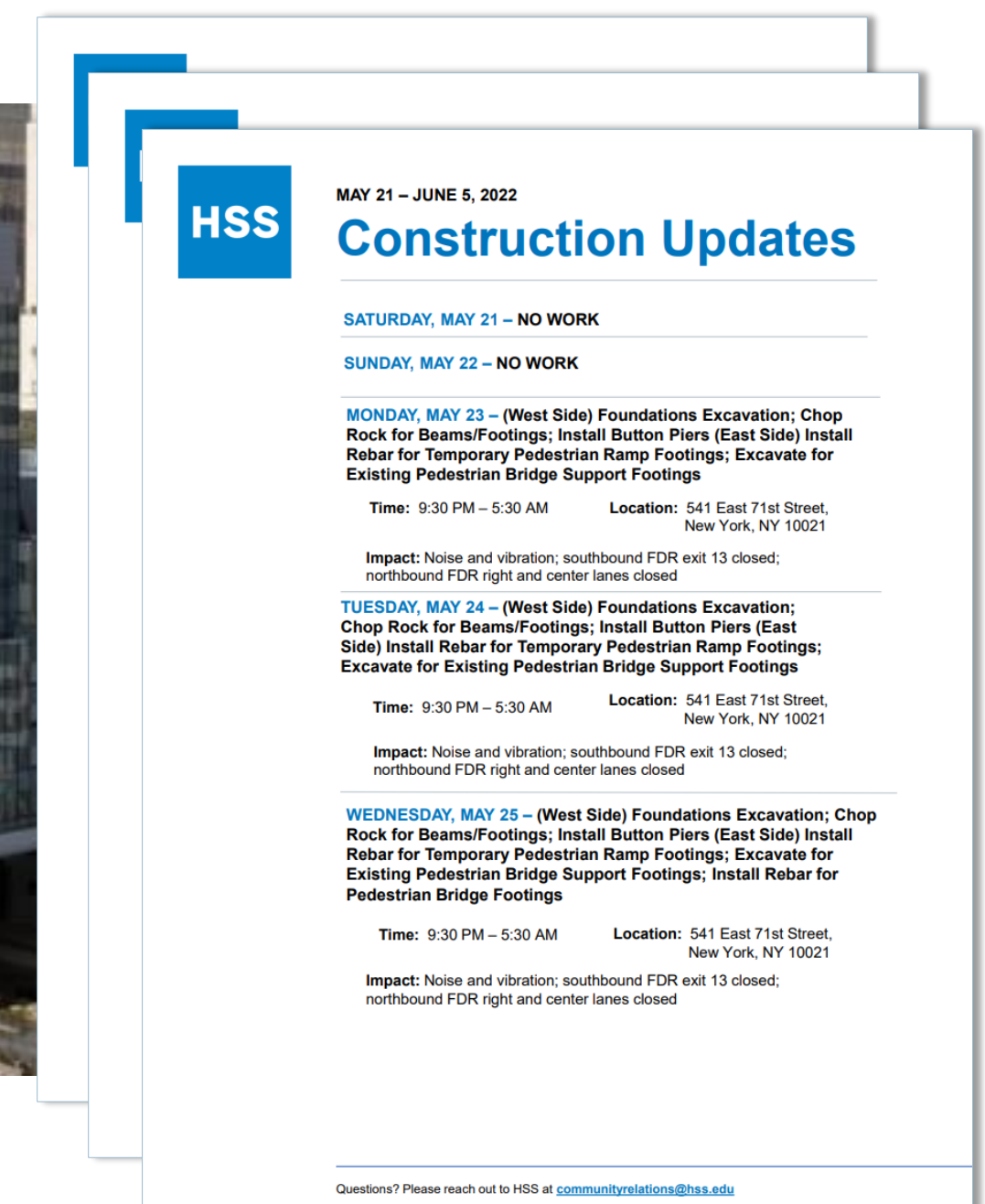
Q3 2025

- ★8 Temporary Work Platform Removed
- ★9 Temporary Certificate of Occupancy Issued

Community Communications

HSS

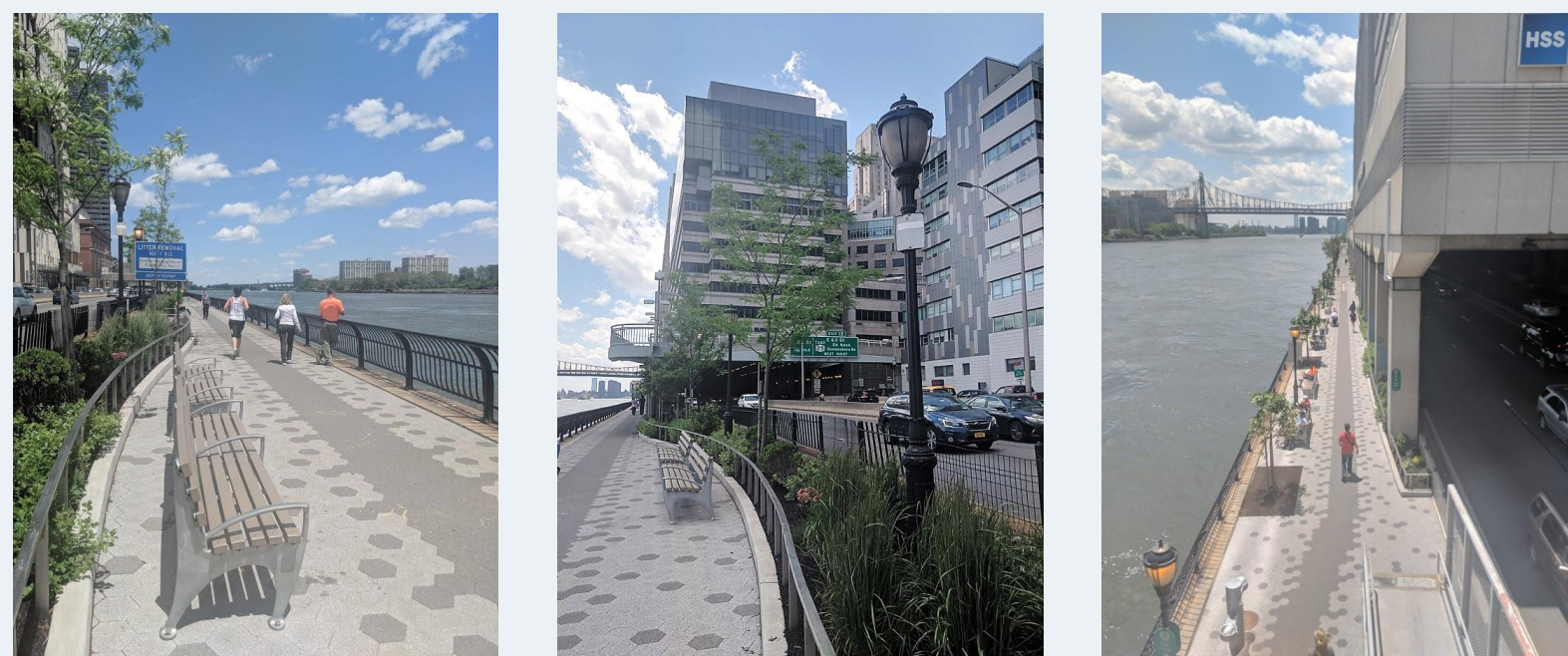
- Community Board 8 Informational Presentations concerning both the HSS Kellen Tower and the Beautification of the East River Esplanade
- The Communications Team has created a Main Campus Transformation webpage with updates and Q&A at <https://www.hss.edu/hss-kellen-tower.asp>
- Allows those interested to sign up for a Monthly Update via email
- Publishing a weekly 2 week look-ahead
- HSS providing nearby residential properties with the same published weekly 2 week look-ahead



Continued Investment in the East River Esplanade

- As part of the HSS Kellen Tower project, HSS will be constructing improvements on the East River Esplanade from 72nd Street to 78th Street
- HSS has engaged Quennell Rothschild & Partners, a premier landscape architect to prepare plans on behalf of HSS with the NYC Parks Department under Parks guidelines
- A new area for the community's requested fitness equipment has been identified at 75th Street north of the Con Edison building
- This is an extension of the improvements HSS completed between 70th Street and 72nd Street in 2018

Previous Improvement Work 70th to 72nd Streets (2018)



Not to scale

On-Going Project Management Updates

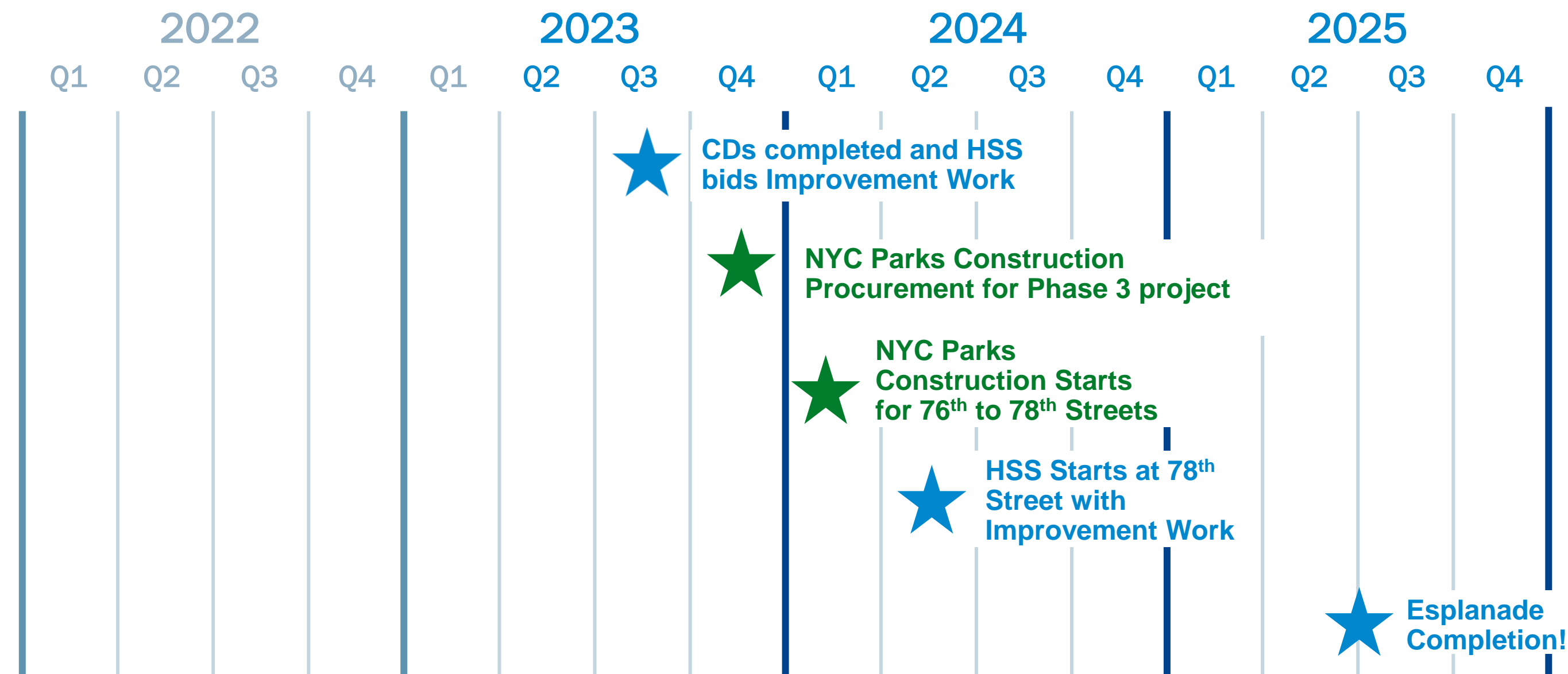
- HSS continues to regularly communicate with NYC Parks on their on-going major project work including a new NYC Parks East River Esplanade Stabilization and Reconstruction Phase 3 project which is currently in procurement and expected to start construction in early 2024
- The Public Design Commission approved the integration of fitness equipment into the design in May 2023
- Quennell Rothschild & Partners is working on completing our construction documents
- During bidding HSS will ask contractors for consideration to re-open the Esplanade thoroughway throughout construction to determine if possible
- **Once the Construction Drawings are completed, HSS will bid the project to create a schedule to share in the Fall 2023 with CB8 and the Friends of the East River Esplanade**



LEGEND

- = New HSS Kellen Tower | ■ = Kellen Tower Construction Site Area |
- = Existing HSS Main Campus Location | ■ = Temporary Pedestrian Ramp Location |
- = Additional Area of Esplanade Improvement | ■ = 2022 NYC Parks Improvement Project

Line of Site and Anticipated Project Schedule



In Summer 2023 HSS will bid the project to create a schedule to share in the Fall 2023 with CB8 and the Friends of the East River Esplanade

As much as possible HSS will push to complete the work sooner and re-open the Esplanade in phases to ensure as much of the park can be enjoyed as possible

