



HSS Kellen Tower

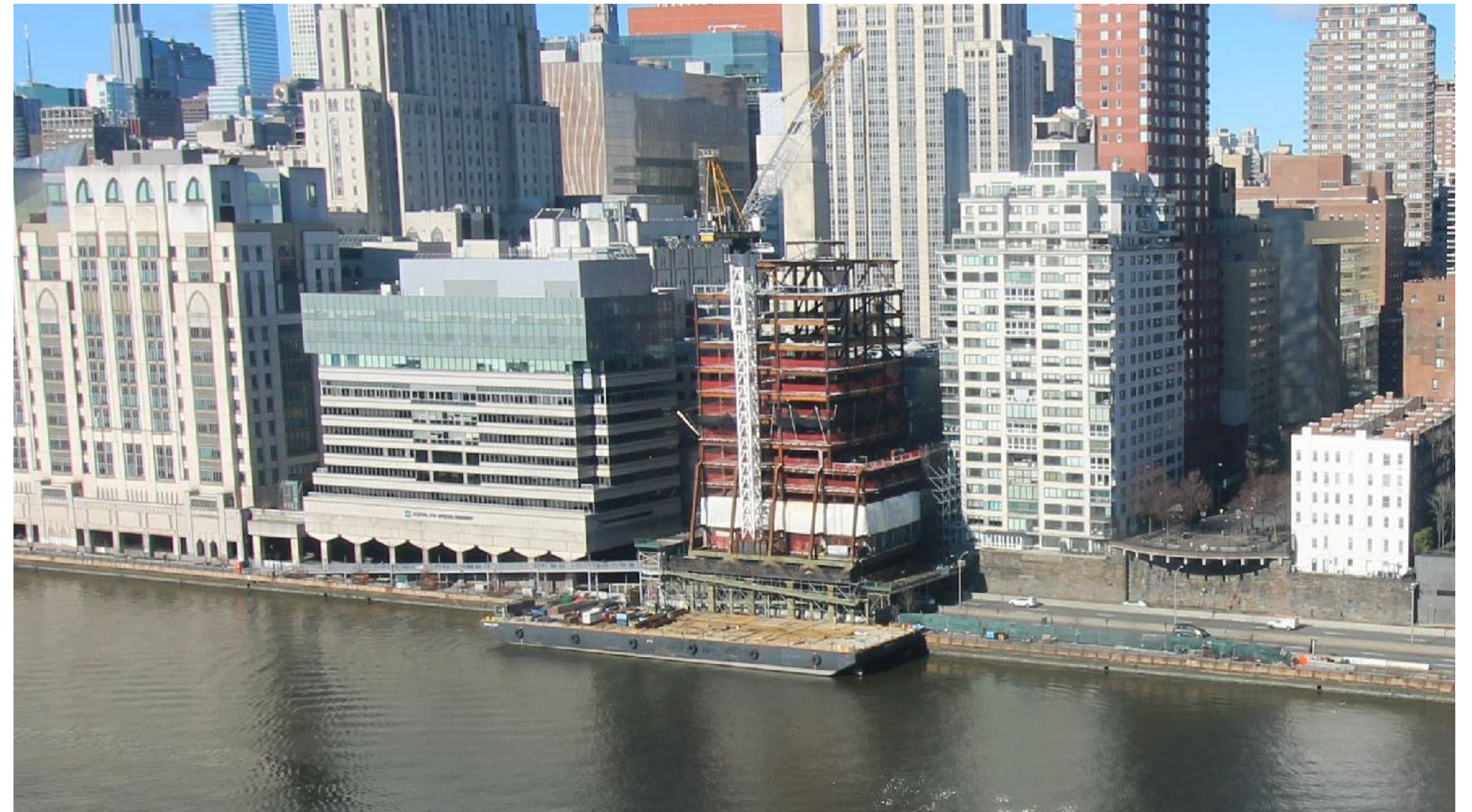
Community Board 8

Parks and Waterfront Committee

March 14, 2024

Agenda

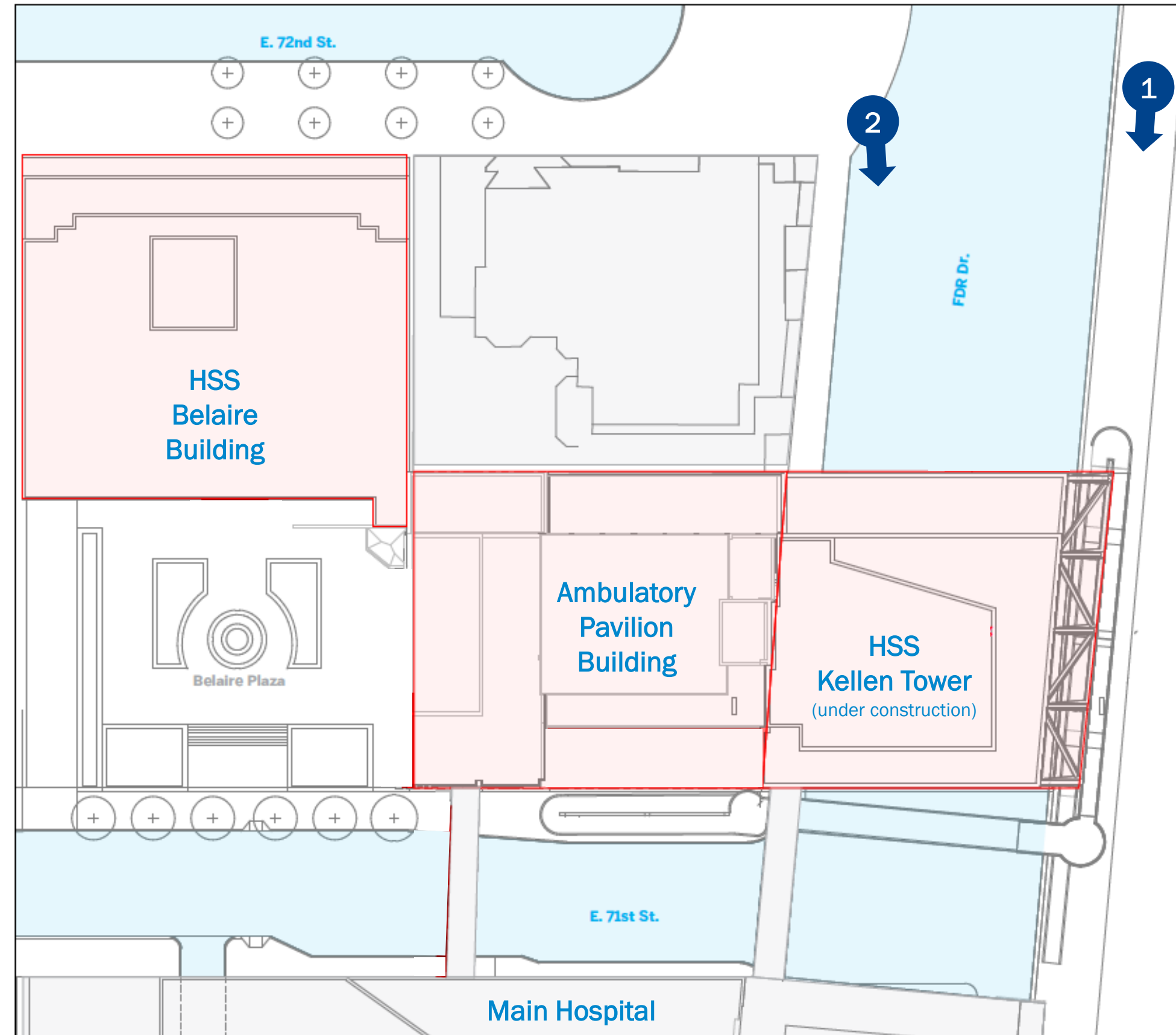
- Project Site Context
- Project Status
 - Current Updates
 - Project Schedule
- Community Communication Resources
- HSS Esplanade Improvement Project Updates



Steel structure has topped out
HSS Kellen Tower Site

Project Site Context

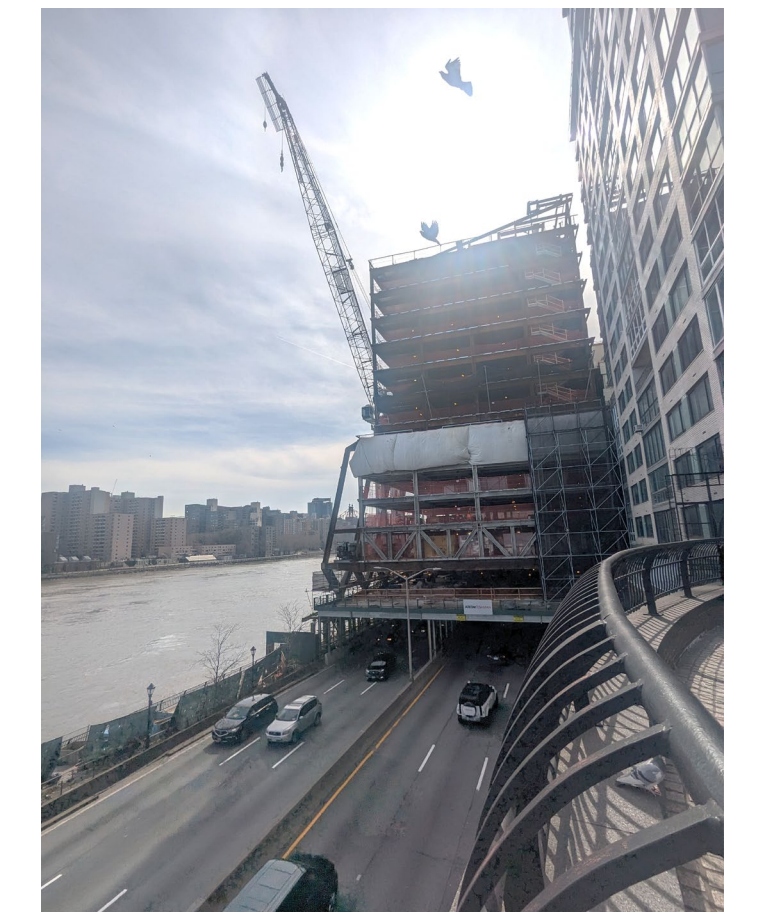
- Key expansion of HSS Main Campus with new 12-floor, 94,000 SF building
- Allows for modernization of the HSS Main Campus including an increased number of private rooms and decompression existing Main Hospital Building
- Enables use of Main Hospital space for our more complex perioperative and inpatient care needs



Planned Campus Map
Diagram Source: Herter Design



East River Esplanade (Renovated 2018)



Current Kellen Tower Construction Site

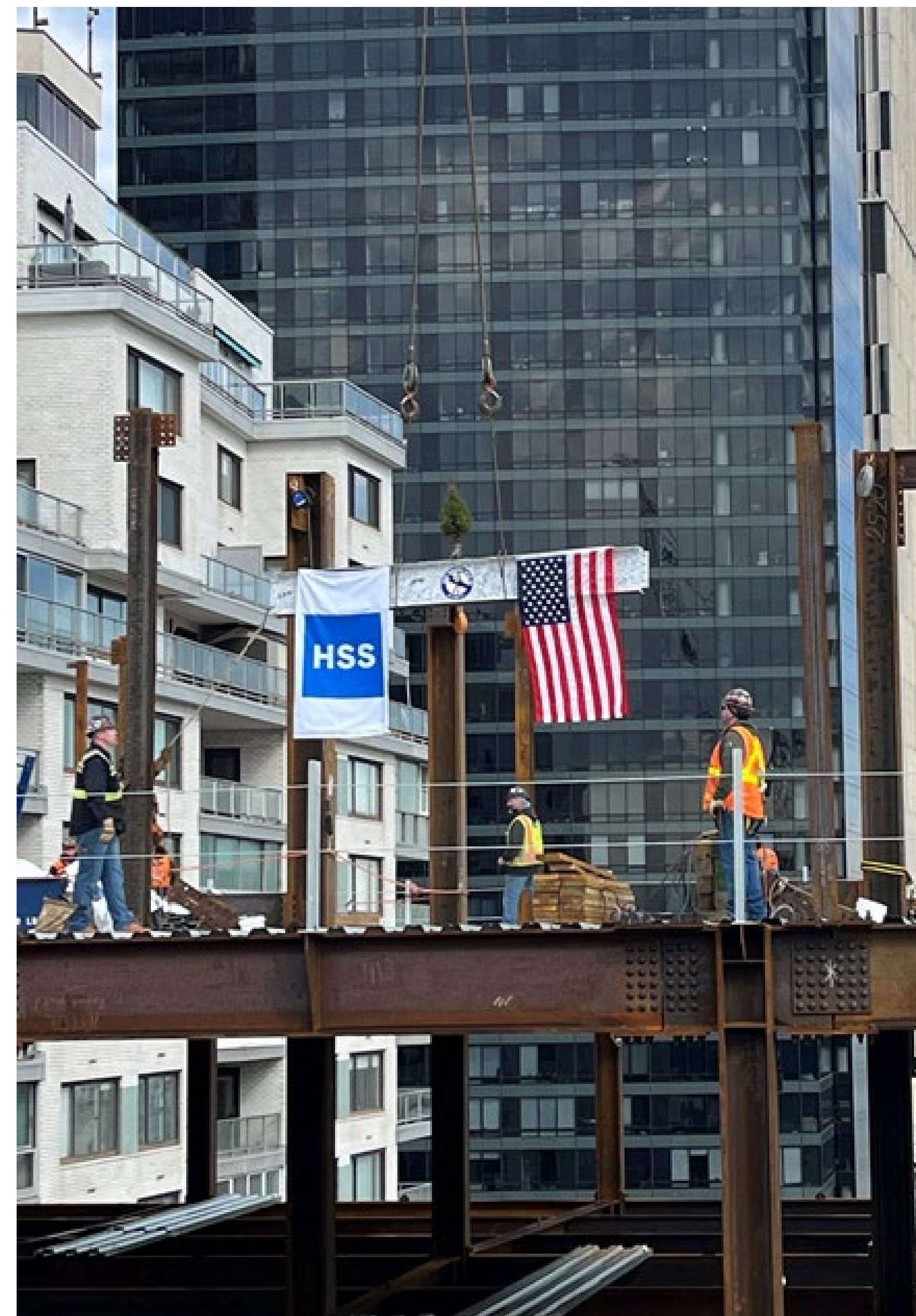
Current Updates | Updates as of 3/5

Recent Construction Progress

- Steel topped out in February with the signed beam lifted to the roof on 2/26, and installation is substantially complete; The tower crane was subsequently dismantled in early-March
- Concrete has been poured up through the 8th floor
- 144 crates of curtain wall, which will build up to the 11th floor, have been delivered to the storage facility in New Jersey
- The first portion of curtain wall brackets and panels have arrived on site for the 2nd floor

Upcoming Milestones

- Curtain wall installation will begin in late-March beginning with the 2nd floor
- Esplanade project is being bid out to Construction Managers with an award this spring



Signed beam is raised as HSS Kellen Tower tops out
HSS Kellen Tower, 13th Floor



Concrete pour in progress
HSS Kellen Tower, 7th Floor

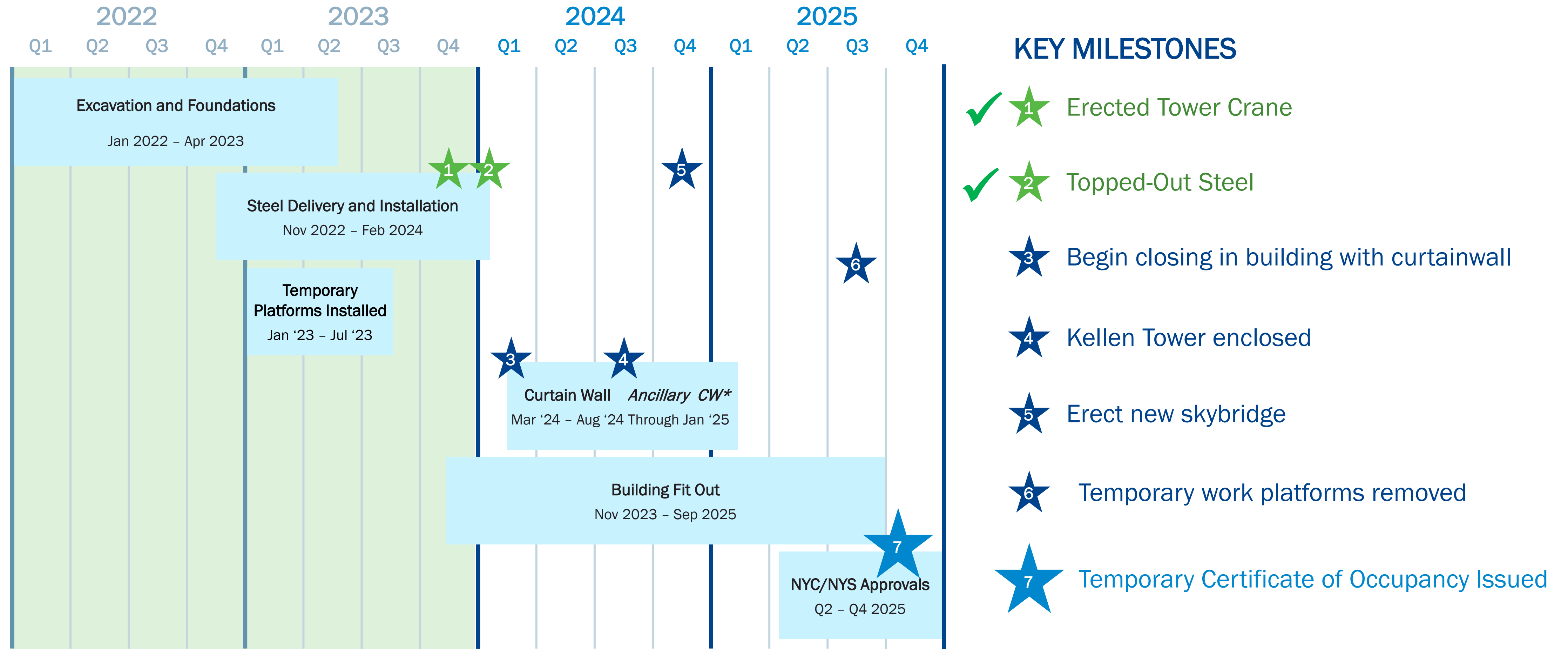


Crates of curtain wall panels in storage
Storage Facility (New Jersey)

Project Schedule | Updates as of 3/5

Based on AECOM Tishman's construction schedule dated 2/15/2024 with review by SLC

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



Notes: * = ancillary curtain wall inclusive of rainscreen, lighting, Pavilion 2nd level, and new skybridge

Community Communications

- 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

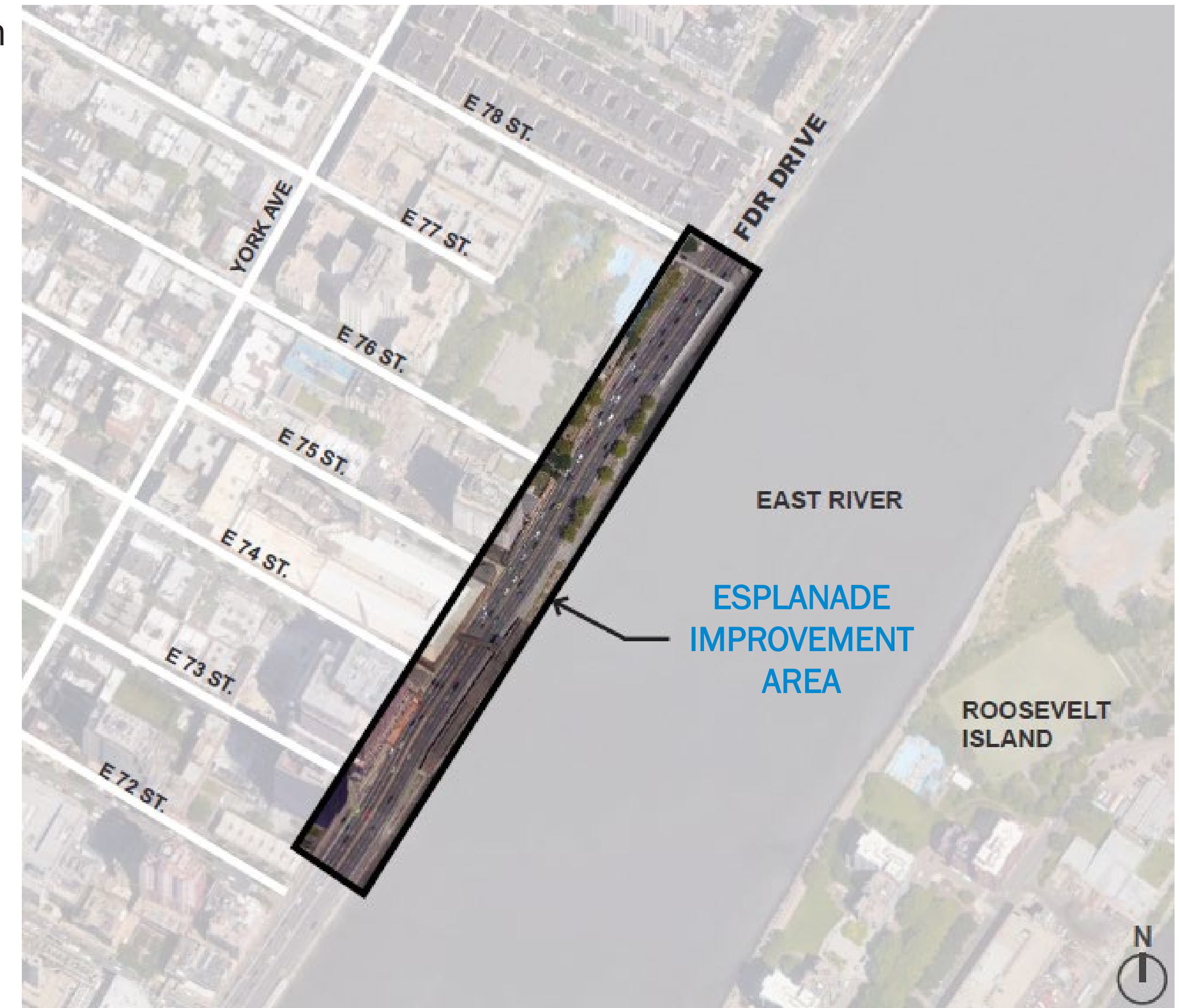


Continued Investment in the East River Esplanade



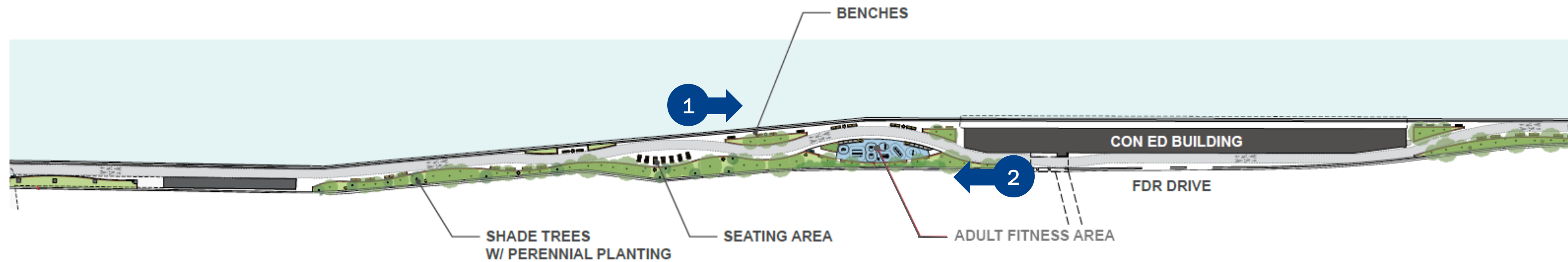
- HSS will be constructing improvements on the East River Esplanade from 72nd Street to 78th Street and restoring the previously improved section between 70th and 72nd
- Quennell Rothschild & Partners has been engaged as the landscape architect for the project on behalf of HSS and NYC Parks, under NYC Parks guidelines
- At the community's request, the plans include an outdoor fitness area at 75th Street, just north of the Con Edison building

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



Note: Not to scale

Design Overview



Schedule Development

- HSS will bid this work to Construction Managers through Q2 2024, and construction is targeted to begin in Q3 2024
- Due to overlapping work in the same area between Kellen Tower and the Parks Department's Phase 3 Improvement project, HSS is targeting opening the improved Esplanade in phases so community can enjoy the park as soon as possible
- Overall target for re-opening the entirety of the Esplanade is as early as possible in summer 2025



LEGEND

- = Temporary Pedestrian Ramp Location
- = Additional Area of Esplanade Improvement
- = Area of Overlap with Parks Dept. Phase 3 Work
- = 2022 NYC Parks Improvement Project
- = Existing HSS Main Campus Location
- = Kellen Tower Construction Site Area
- = New HSS Kellen Tower