

## **QUESTIONS**

## **FREQUENTLY ASKED**

## **ABOUT THE PLAZA PROJECT**

### **Why do we need to replace the plaza?**

Everyone who has walked through our plaza in recent years has seen the uneven and crumbling pavement. There has also been considerable seepage of water into the garage, collapse of storm drains and sinking of the concrete surface. The plaza was built in the early 1970s. Engineering studies have shown that the plaza supporting structure is deteriorating and requires restoration. Even when we make temporary repairs they do not last. We will be replacing all the concrete structures, drainage systems, electrical, and lighting systems, and the waterproof membrane that protects the garage. The mini-plaza at 24th St. and Second Avenue is included in this project.

### **Why are we doing this now?**

The Board is completing a ten-year capital plan for the phased repair or upgrade of our infrastructure and mechanical systems.

Replacement of the plaza and completion of the garage repairs are part of the list of necessary repairs begun by the Board after the refinance of our mortgage more than two years ago. Other upgrades were the replacement of all six roofs, electrical upgrades and repair of the garage.

Our bank has set a schedule for these projects. We are beginning construction now so the new structures will be ready for planting our new gardens by next Spring.

The Board also plans other repairs to our heating systems, emergency power, elevator upgrades and replacement of some mechanical equipment.

### **What will the new plaza look like?**

Development of a new plaza is a wonderful opportunity to provide our community with a beautiful space in which to relax and pursue recreation. The new plaza will have a new playground for our youngsters, a garden with a decorative fountain, new seating, new trees, shrubs and plants, and wheelchair access to all areas. There will be new lighting throughout the plaza. The new garden areas will feature many varieties of flowering shrubs and trees and native plants that will be easy to grow and maintain. The new structures will be here for present and future generations of EMP residents to enjoy.

### **How did the Board decide what to build in the new plaza?**

We invited all cooperators to answer a survey, and more than 200 surveys were returned. Cooperators wanted more greenery, less concrete, comfortable seating and better lighting. A committee of cooperators provided valuable ideas during the design process that influenced many of the choices made by our architects. They asked

for a walking path suitable for seniors, an unobstructed view of all areas, more playground equipment, and elimination of pavers that could come loose and more greenery in the 24th St. mini-plaza. We have done that!

### **What other goals did the Board have for the new plaza?**

We wanted the new space to provide enjoyment for everyone at EMP. We also wanted to enhance our security by eliminating hidden, unlit corners. We wanted the new materials to be durable and easy to maintain. We wanted to provide ramp access to all areas of the plaza, including the space at 24th Street and Second Avenue. We wanted the new lighting to be energy efficient. We believe the new plaza design achieves these goals.

### **Who designed the new plaza?**

WXY Studio designed the landscape and "hardscape" of the new plaza, including the gardens, seating, walkways and other amenities that will provide a new environment for our community. WXY specializes "in the realization of urban design, planning and architectural solutions in challenging contexts." ... In New York, they designed the Battery Park Bosque, the new Astor Place and Cooper Square, and have completed the preliminary design for the East River waterfront redevelopment called "The Blueway" and many other projects. The structural design work of the Plaza and the garage has been done by Howard L. Zimmerman Architects. The lighting design was done by

Domingo Gonzalez Associates. The garden areas were designed by Judith Heintz, landscape architect. She has selected a native plant garden that will require minimal maintenance but provide a beautiful setting in all seasons.

### **Why are we moving the Playground?**

Once we realized how much our residents wanted a garden space, our architects determined that the best location was the playground site. The patterns of sunlight were better, we had an existing grove of trees, and all plantings would be 'on grade', that is, in the earth. The decorative fountain is a focal point of the garden, and in this location we don't have to worry about water pipes leaking over the garage. Replacement of the uneven brick pavement in this plaza with large planted areas will dramatically improve the soil conditions for the large existing trees. Some playground pieces will be saved and reused in the new playground. Those that can't will be donated to another housing complex. The new playground will also be a fenced secure space for our children. The space can accommodate the equipment that our "young families" will use for play.

### **Who will do the construction?**

After a competitive bidding process, Skyline Restoration was selected. This company has already completed replacement of our roofs and nearly two-thirds of the garage restoration. Both projects were finished ahead of schedule and below budget. They were the low bidder on

this project. Project management will be done by FS Project Management. Weekly updates and memos will be provided by FS to cooperators. Please check the bulletin boards and Building Link for updates.

### **What will this cost cooperators?**

Refinancing of our mortgage with a substantial "cash out", along with funds generated from the First Sale Capital Assessment, will pay for the cost of this project. EMP cooperators will pay nothing additional for the replacement of the plaza, repair of the garage, replacement of the roofs and the electrical upgrades. There will be no assessment or maintenance increase at this time. Many aspects of the plaza design will keep costs down. New lighting will all be LED and will lower our electric bills. The garden plants have been grown from seed to lower costs. Benches were selected for durability and ease of maintenance.

### **When will the demolition start and how long will it last? How long will the construction last?**

Work will begin around August 3, 2015. The first area to be demolished is the current playground and the surrounding area. Demolition of the amphitheater and surrounding areas will be next. Each area will be newly constructed after demolition. The last section will be the 24th St. mini-plaza. Demolition will take place during the first two months of the project. The entire project will take approximately a year and a half to finish. During the

demolition, the concrete will be removed with saws and jackhammers. There will be noise and dust, but we hope to minimize this as much as possible. We will also provide detailed information about how to minimize dust in your home.

### **How will we get around while the construction is going on?**

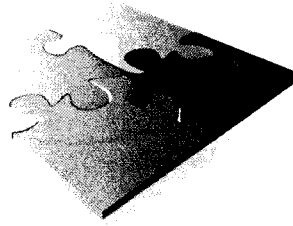
Temporary walkways will be constructed to provide a path to building entrances. There will be plastic barriers, fencing, dust barriers and lighting to make the area usable. EMP residents will have complete access to surrounding streets, stores and EMP offices. All buildings and pathways will be clearly marked with large signs.

### **How will we be informed about the project during the construction?**

FS Project Management will be on-site for the duration of the project. FS will be providing memos to cooperators about dust control, the schedule of garage repairs, maps of construction walkways, the demolition schedule and other important information. Please check our bulletin boards and Building Link for updates. Frank Backus is senior project manager and Michael Ferrera is Project Manager. Please see their contact information below.

Frank Backus  
Senior Project Manager  
P: 212-324-9742  
E: [Frank.Backus@FSprojectmanagement.com](mailto:Frank.Backus@FSprojectmanagement.com)

Michael Ferrera  
Project Manager  
P: 212-634-5439  
E: [Michael.Ferrera@FSprojectmanagement.com](mailto:Michael.Ferrera@FSprojectmanagement.com)



## FS Project Management

622 Third Avenue • New York, NY 10017 • Tel: 212-634-8900 • Fax: 212-682-5441

### MEMORANDUM

TO: Cooperators of East Midtown Plaza

FROM: Frank Backus, Senior Project Manager & Michael Ferrera, Project Manager  
FS Project Management

RE: Plaza & Garage Renovation Project- **Important guidelines during construction for tenants to protect their apartments from dust.**

DATE: July 22, 2015

.....  
Dear Cooperator,

Active work for the Plaza & Garage Renovation Project is tentatively scheduled to start by the first week in August, weather permitting. The bulk of this work will consist of the removal and replacement of the concrete structural slab system of the Plaza. In preparation for the Plaza project, effective dust preventative measures have already been put in place that will limit the amount of debris. However, the demolition of the slab will create unavoidable dust. The contractor will be spraying water, as needed, to limit the amount of dust in the air. Additionally, barriers surrounding the construction site will be covered in green mesh dust screens, and windows on the first floors will be covered in a protective film.

We recommend **Residents who face the Plaza area ONLY** adhere to the following precautions while work is ongoing over the duration of the Plaza & Garage Project at the building:

- 1. Windows:** All windows in your apartment should be closed and locked during working hours (8:00 AM to 5:00 PM Monday through Friday). Locking your windows will create an added seal to help keep dust out.
- 2. AC units:** We encourage all air-conditioner units to be kept running during working hours (8:00 AM to 5:00 PM Monday through Friday) to avoid dust or construction debris accumulating, and infiltrating which could potentially damage your unit. Any debris will be caught in the A/C filter, which will result in the filters needing to be changed more frequently.

We thank you once again for your cooperation and patience during this project. Please feel free to contact us with any concern:

Frank Backus – Senior Project Manager at: 212-324-9742  
Michael Ferrera - Project Manager, at: 212-634-5439