

The Roosevelt Island Operating Corporation has engaged the Trust for Public Land under a three year contract for final design and construction documents for the 12 acres at Southpoint Park.

The condensed scope of work includes:

Phase I: Consultant Selection Phase - 6/1/06 to 11/15/06

Task 1: Request for Proposals for Design Services

The Contractor shall draft a Request for Proposals (RFP) including a complete project description with site conditions, expected final results, a schedule for completion, and criteria for selecting a preferred proposal. The Contractor shall submit the RFP to RIOC for review and approval prior to release for solicitation of proposals.

Products: Approved RFP released through advisement in local papers, the New York State Contract Reporter, and other appropriate means.

Task 2: Design Consultant Selection

In consultation with RIOC, the Contractor and an appropriate review committee shall review all proposals received as a result of the RFP.

After review of all proposals, the selection committee will develop a shortlist of firms for interviews.

Key personnel and staff assigned to the Consultant Team must be present at the interview.

Products: Consultant(s) selected and approved by DCR/RIOC.

Status - Complete - Wallace, Roberts and Todd (WRT), LLC Selected as Lead Firm

www.wrtdesign.com

Phase II: Review and Analysis – 11//16/06 – 2/15/07

The Contractor will ensure that the consultant team reviews and analyzes the wide variety of information necessary to lay the foundations of project understandings and the design effort.

Task 3: Plan Premises and Vision Review

The Contractor will work with the consultant team and RIOC to verify understandings of the plan premises and principles, the “Wild Gardens/Green Rooms” concepts, Roosevelt Island’s development principles, Contractor’s goals for design excellence, client group expectations and relevant New York State and New York City goals, and visions for issues unaddressed at the scale of the master plan.

Contractor will verify that the consultant team has the full complement of specializations necessary to realize the visions and expectations that arise from that this initial process.

The Contractor/Consultant Team will:

- Interview site managers to understand operational, security, safety, programming, maintenance and budgetary protocols, issues and concerns
- Interview all other stakeholders including those identified by RIOC prior to project inception

Task 4: Site and Utility Survey

Review and update of the site and utility survey will proceed immediately to prevent delays in ensuing phases of work.

Task 5: Assessment of Environmental Review

The Contractor/Consultant Team will:

- Provide a preliminary assessment of the environmental review process
- Perform environmental review analysis and define parameters for project development
- Formulate the necessary assumptions for determining the environmental review process as the project proceeds
- Recommend mitigation strategies that are likely to satisfy the requirements of the regulator agencies as needed

Task 6: Historic Preservation/Conservation Assessment

The Contractor/Consultant Team shall provide historic preservation and structural stabilization consulting services with respect to the Renwick Smallpox Hospital and address historic preservation/conservation compliance issues, including but

not be limited to, Section 106, City and State compliance applications, generation of measured drawings, plans and elevations and archeological surveys.

Task 7: Economic Development Analysis

The Contractor/consultant Team shall develop cost-estimates, schedules, market analysis and economic feasibility with regards to concession opportunities for the Renwick Smallpox Hospital.

Products: The Contractor will provide a written summary report for each of the tasks above.

Status: Underway

Phase III: Reconciled Schematic Design – 02/16/07-05/15/07

The intention of the Reconciled Schematic Design phase is to “develop, refine and reconcile the approved conceptual plan into an overall comprehensive park-wide schematic plan”. It is critical that the process toward the Reconciled Schematic Design include full consideration of relevant analysis and concerns as the reconciled plan will serve as the basis for further design and documentation and for initial environmental assessment.

Task 8: Preparation of the Reconciled Schematic Design

The existing master plan provides a framework for design, which the Contractor/consultant team would respect both as a physical framework and as the manifestation of significant collaborations and agreements.

The reconciled schematic design will address the following factors:

1. the exact scale and of the various park components identified in the Master Plan
2. the level of access to the Park.
3. the status of the FDR Memorial. In addition to understanding the likelihood that this will be built as a later phase, Contractor/consultant team will study the plans to determine how the new park can make use of the existing infrastructure while not precluding possible future implementation of the memorial.

Once these variables are fixed and based on an understanding of the conceptual master plan – its genesis, meaning and intent – Contractor/Consultant Team would prepare a schematic design for the entire park site that would identify layout, materials, plant palette, seawall stabilization, shoreline access and schematic grading.

Once the plan for the entire park has been completed, Contractor/Consultant Team will work with RIOC to identify the exact limits of Phase I. The contractor/consultant will develop the schematic design for Phase I and prepare a cost estimate commensurate with the level of detail. The design will incorporate assessments of the environmental review, historic preservation/conservation and the economic development analysis, and will set the stage for future phases of park design and construction with regard to quality of work, detailing, materials, and overall sense of place.

Task 8: Client Review

During a three week period, the Contractor and RIOC will review Phase II and III work, including project analyses and the Reconciled Schematic Design, comment and verify project assumptions.

Products: The Contractor will provide a reconciled Schematic Design Plan as identified above. Prior to the completion of the reconciled Schematic Design, at a point approved by RIOC, a public meeting will be held. As appropriate, the reconciled Schematic will be revised to reflect community comments; and the reconciled Schematic will then be reviewed by the RIOC Board.

Phase IV: Final Schematic Design – 05/16/07-06/15/07

Task 9: Phase I Schematic Design

After RIOC/Contractor review of the Reconciled Schematic Design, the Contractor/consultant team will proceed with development of the Phase I Schematic Design.

Throughout the schematic, design development and construction documentation phases of work, the team will continuously integrate opportunities for sustainability, access and civic life, as well as operational, management, maintenance security and safety considerations.

Task 10: Revised Schematic Design

Based on input from the RIOC, the Contractor/consultant team will revise and finalize the Phase I Schematic Design and cost estimate.

Products: The Contractor will provide a Final Schematic Design Package for Phase 1 of the project.

Phase V: Design Development Documents – 06/16/07-09/30/07

Task 11: Design Development Drawings

The Contractor/consultant team will prepare Phase I design development drawings and cost estimate and submit design development documents for review, comment and approval by RIOC.

Products: The Contractor/consultant team will provide a Design Development package of documents for Phase 1 of the project.

Phase VI: Construction Documents – 10/1/07-03/31/08

Task 12: Preparation of Construction Documents

Upon review and approval of the design development drawings, the team will prepare construction for bid that are geared toward quality, clarity and economy of construction, developed in full understanding of construction processes. The team will also prepare a construction cost estimate.

Task 13: Development of Permitting Strategies

Contractor/consultant team will identify, develop and update all required permitting strategies necessary to build the project.

Task 14: Presentation to Permitting Agencies

Contractor/consultant team will prepare drawings and attend meetings and presentations that are necessary to gain permitting approvals.

Task 15: Prepare a Maintenance Plan and Budget

Contractor/consultant team will develop maintenance and operations plan for Phase I of the project.

Products: The Contractor/consultant team will provide a Final Construction Documents package, ready for bidding, for Phase 1 of the project, and a Maintenance Plan and Budget for Phase 1 of the project.

Phase VII: Design Services During Construction – 04/01/08-09/30/09

Task 16: Design Services during Construction

Contractor/consultant team will review all bids and advise RIOC on bid assessment. Contractor/consultant team may, by mutual agreement with RIOC, provide normal construction administration services during the construction period, including but not limited to reviewing and responding to shop drawings and submittals, answering requests for information (RFIs), responding to and approving change orders, certifying payments, attending bi-weekly construction job meetings, and preparing pre-final and final punch lists. RIOC reserves the right to elect to engage an entity other than Contractor as its Construction Administrator.

Products: Monthly written status reports on construction progress.