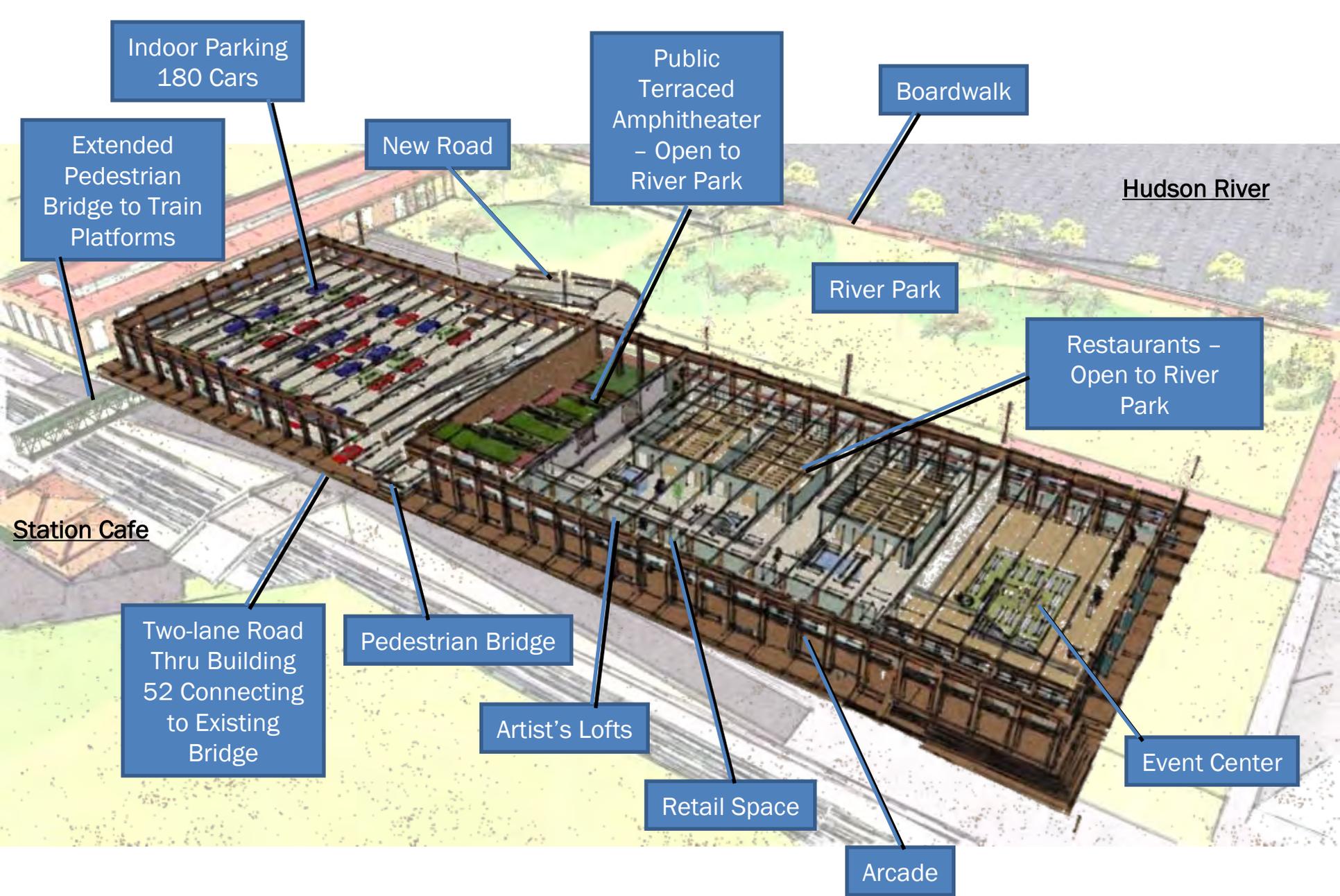




Restaurants on the Hudson River Park

**The BP Commons at Hastings Waterfront
A Legacy of Renewal**



Hudson River

Building 52: Potential Uses

Phasing Analysis

BUILDING 52 - PRESERVATION TIMELINE							
Phase Number	Phase Name	Tasks	Estimated Duration	Estimated Cost	Financing	Comments	Reference
1	PROTECT		3 MONTHS	\$ 35,000	ARCO		
2	ABATE		3 MONTHS	\$ 500,000	ARCO		
3	STABILIZE		1 YEAR		ARCO	included in remediation costs	
4a	REMEDiate		1 YEAR	\$ -	ARCO	cost of remediation excluded	
5	REPAIR		1 YEAR	\$ 5,000	ARCO		
6	RENOVATE BUILDING 52 - South Section		2 YEARS	\$ 1,500,000	Garage Developer	PARKING GARAGE WITH LIMITED RETAIL	
7	SITE / CIVIL SOUTH		1 YEAR	\$ 100,000	HOH	PUBLIC ROAD	
	OCCUPY BUILDING 52 - South Section		MILESTONE: 5 YEARS		ARCO		
8a	RENOVATE BUILDING 52 - North Section (Base Building)		1 YEAR	\$ 5,000,000	Developer 2	RETAIL AND EVENT SPACE	
8b	RENOVATE BUILDING 52 - North Section (Base Building)		2 YEARS	\$ 5,000,000	Developer 2	RETAIL AND EVENT SPACE	
8c	RENOVATE BUILDING 52 - North Section (Tenant Fit-out)		1 YEARS	\$ -	Tenants		
4b	ON-GONG REMEDIATION		8 YEARS	\$ -	ARCO	cost of remediation excluded	
	OCCUPY BUILDING 52 - North Section		MILESTONE: 10 YEARS				
9	RENOVATE BUILDING 52 - Middle Section		1 YEAR	\$ 800,000	HOH	INDOOR/OUTDOOR PUBLIC SPACE AMPHITHEATER	
10	LANDSCAPE AMPHITHEATER / SITE CIVIL		6 MONTHS	\$ 100,000	HOH	PUBLIC ROAD	
11	LANDSCAPE EXTERIOR		1 YEAR	\$ 750,000	HOH	PUBLIC PARK	
	PROJECT COMPLETION		MILESTONE: 12 YEARS		HOH		
	TOTAL PROJECT COST			\$ 13,785,000			

Phasing Plans

Hudson River

Future
Remediation Area

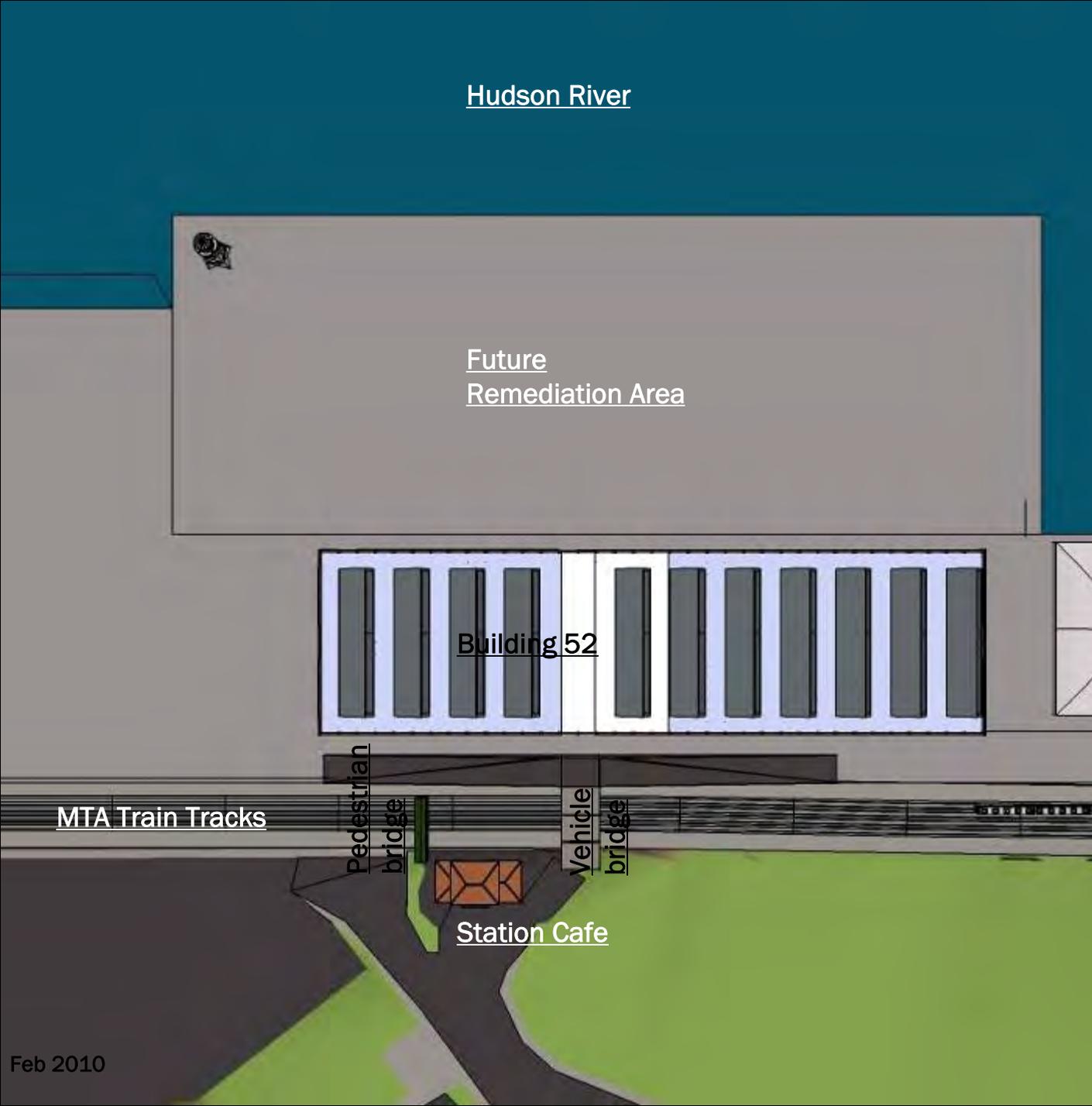
Building 52

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

Station Cafe



Phase 1 - Protect
3 months

BLUE TARP AREAS TO PROTECT EXPOSED STRUCTURAL MEMBERS AND MASONRY FROM FREEZE / THAW DAMAGE

BLUE TARP 21 EXTERIOR BAYS AT WEST SIDE

REMOVE LOOSE STEEL AND BRICKS HANGING FROM EXTERIOR OF BUILDING

BLUE TARP PORTIONS OF ROOF OR SKYLIGHTS WHERE ROOFING SYSTEM HAS COMPLETELY FAILED

INSTALL OLD BRICK TO COVER EXPOSED EXTERIOR COLUMNS.

INSTALL NEW LINTEL TO SUPPORT UNSUPPORTED BRICK AT ONE LOCATION

REMOVE AND REPLACE BRICK AT NORTHERNMOST PIER

Hudson River

Future Remediation Area

Building 52

MTA Train Tracks

Pedestrian bridge

Vehicle bridge

Station Cafe

June 2010
March 2010

Timeline for Preservation

ABATEMENT WITHIN BUILDING

Hudson River

Future
Remediation Area

Building 52

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge



Station Cafe

June 2010
September 2010

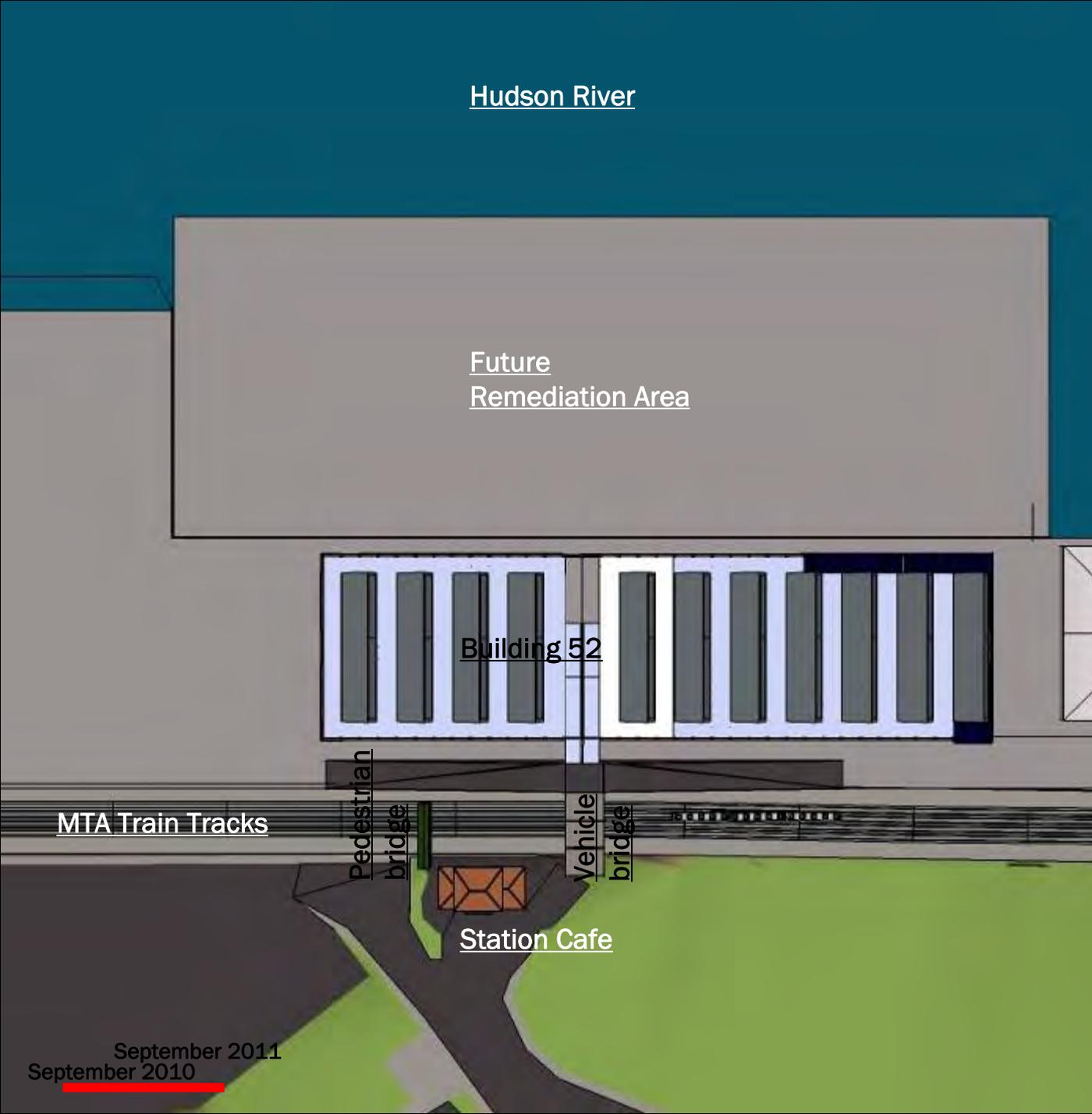
Timeline for Preservation

Phase 3 - Stabilize
1 year

SHEET PILE ADJACENT TO
REMEDIATION EXCAVATION
ZONE

CONSTRUCT PERMANENT
RETAINING WALL AS
CONTAINMENT FOR ADDED 5'-0"
FILL

REMOVE EXISTING UTILITIES
AND INSTALL NEW
UNDERGROUND UTILITIES
ADD NEW ROAD TO
REMEDIATION ZONE
CONNECTED TO EXISTING
BRIDGE



Hudson River

Future
Remediation Area

Building 52

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

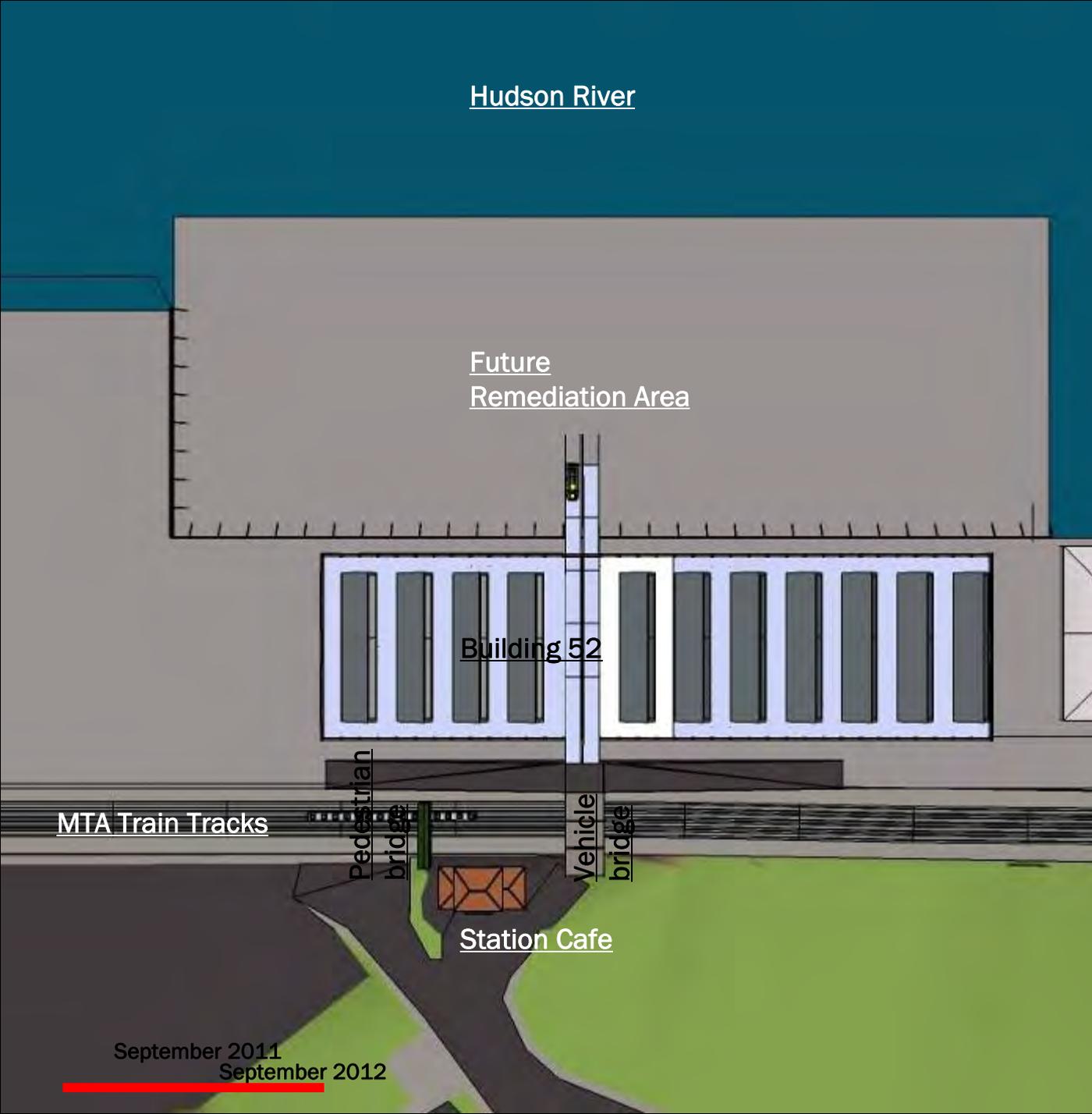
Station Cafe

September 2011
September 2010

Timeline for Preservation

Phase 4a - Remediate
1 year

REMEDiate WITHIN BUILDING 52
INTSTALL CONSTRUCTION
FENCE AROUND REMEDIATION
ZONE
PREPARATION FOR REMEDIATE
EXTERIOR (PHASE 4B)



Hudson River

Future
Remediation Area

Building 52

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

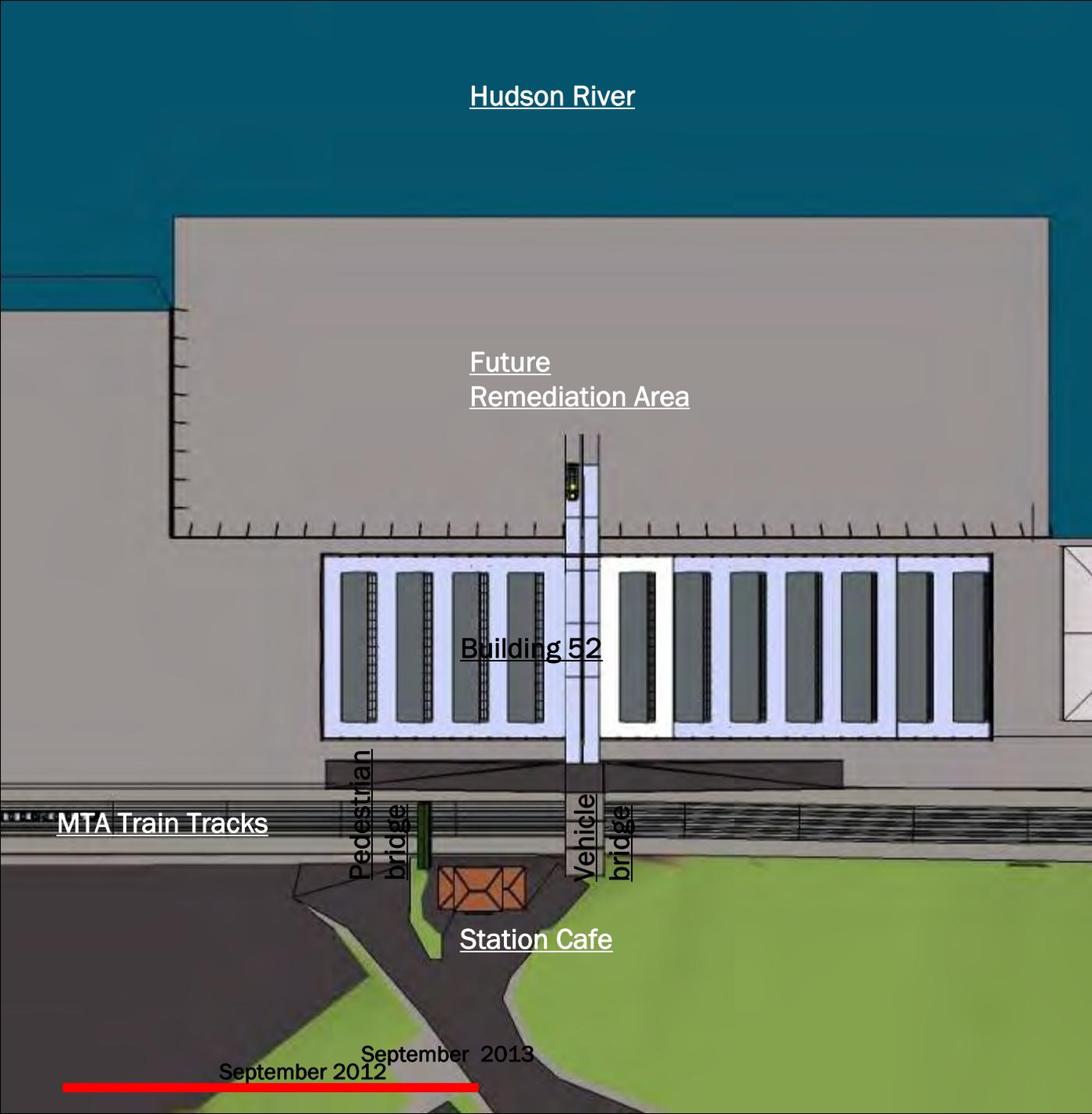
Station Cafe

September 2011
September 2012

Timeline for Preservation

Phase 5 - Repair
1 year

REPAIR CONCRETE SILLS
INSTALL NEW LINTELS REPLACE SKYLIGHTS
EXTERIOR MASONRY REPAIR & REPOINTING
INFILL WINDOWS AT EAST AND SOUTH SIDES (WEST SIDES TO REMAIN BLOCKED UP UNTIL COMPLETION OF REMEDIATION)
INSTALL NEW ROOFING SYSTEM



Phase 6 - Renovate South Section
2 years

Hudson River



South Section

MTA Train Tracks

Pedestrian bridge

vehicle bridge

Station Cafe

September 2013

September 2015

INSTALL WATERPROOFING AND FOUNDATION DRAINAGE
UPGRADE UTILITIES

STRUCTURAL STEEL REPAIR AND REINFORCEMENT TO MEET NEW CODES

INSTALL NEW PARKING PLATFORMS CONNECTED TO NEW ROAD CONSTRUCTED IN PHASE 2

INSTALL NEW ELEVATOR

INSTALL NEW HEATING SYSTEM

CONSTRUCT NEW INTERIOR STAIRS

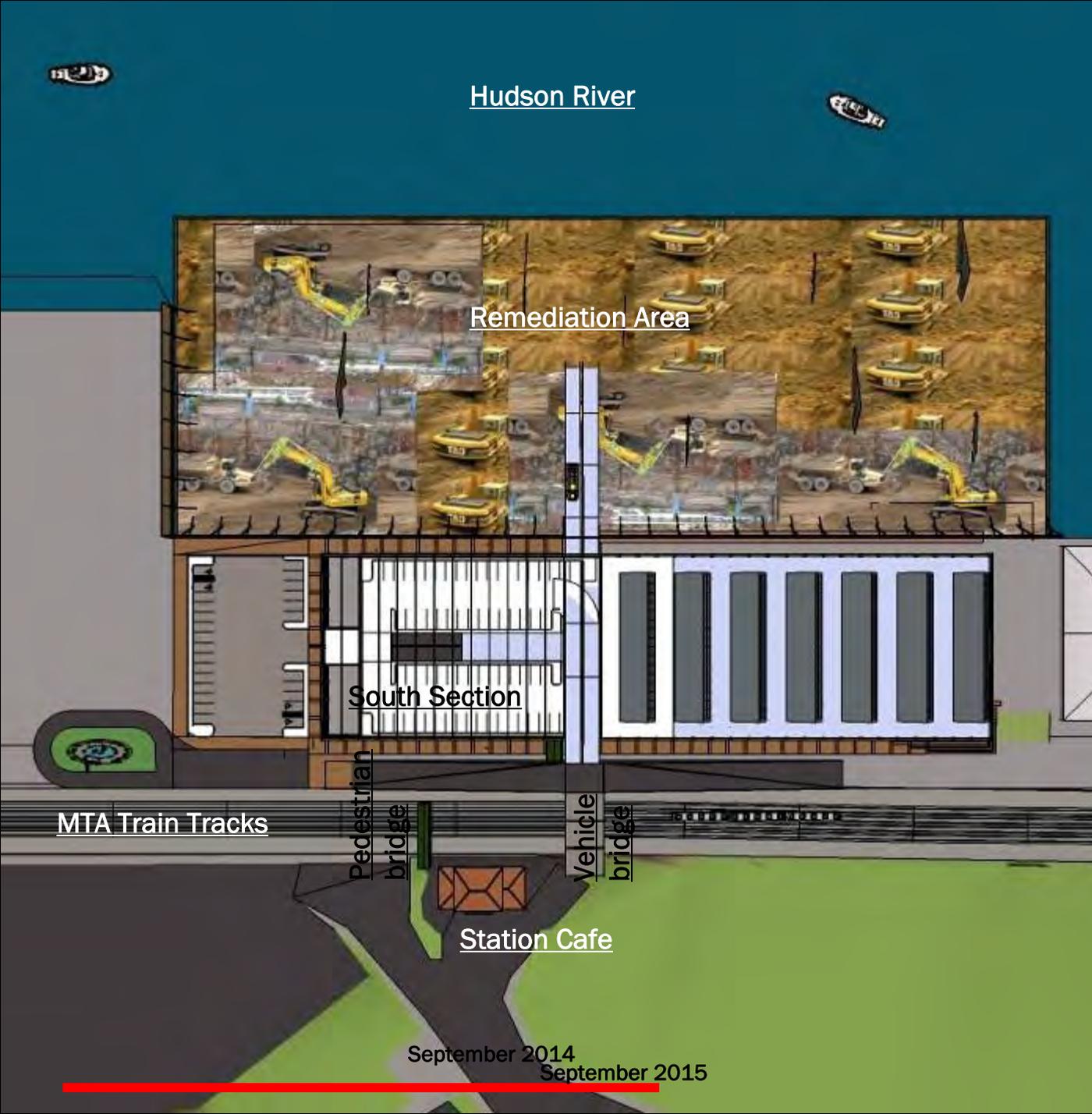
CONSTRUCT INTERIOR PARTITIONS - MANAGEMENT OFFICE, TENANT SPACES (IF ANY), TOILETS, ETC.

INSTALL INTERIOR SYSTEMS - LIFE SAFETY, LIGHTING, SECURITY, ETC.

Timeline for Preservation

Phase 7 - Site / Civil
South
1 year

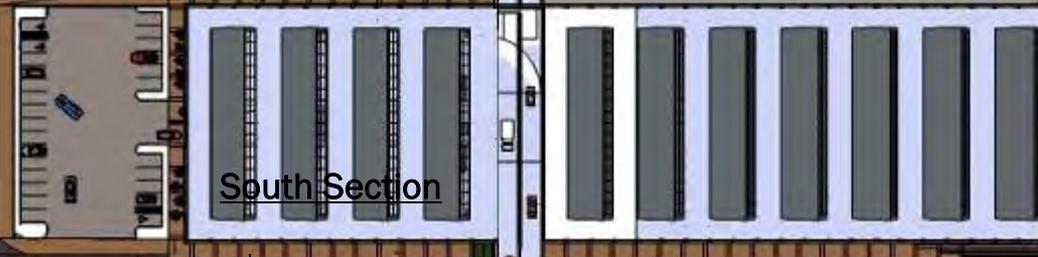
- CONSTRUCT ROAD TO ACCESS TRAIN STATION DROP-OFF AND PARKING GARAGE
- INSTALL UTILITIES
- INSTALL EQUIPMENT FOUNDATIONS AND CONCRETE PADS
- INSTALL FENCING
- INSTALL EXTERIOR LIGHTING
- CONSTRUCT EXTERIOR PAVING AND SIDEWALK



Hudson River



Remediation Area



South Section

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

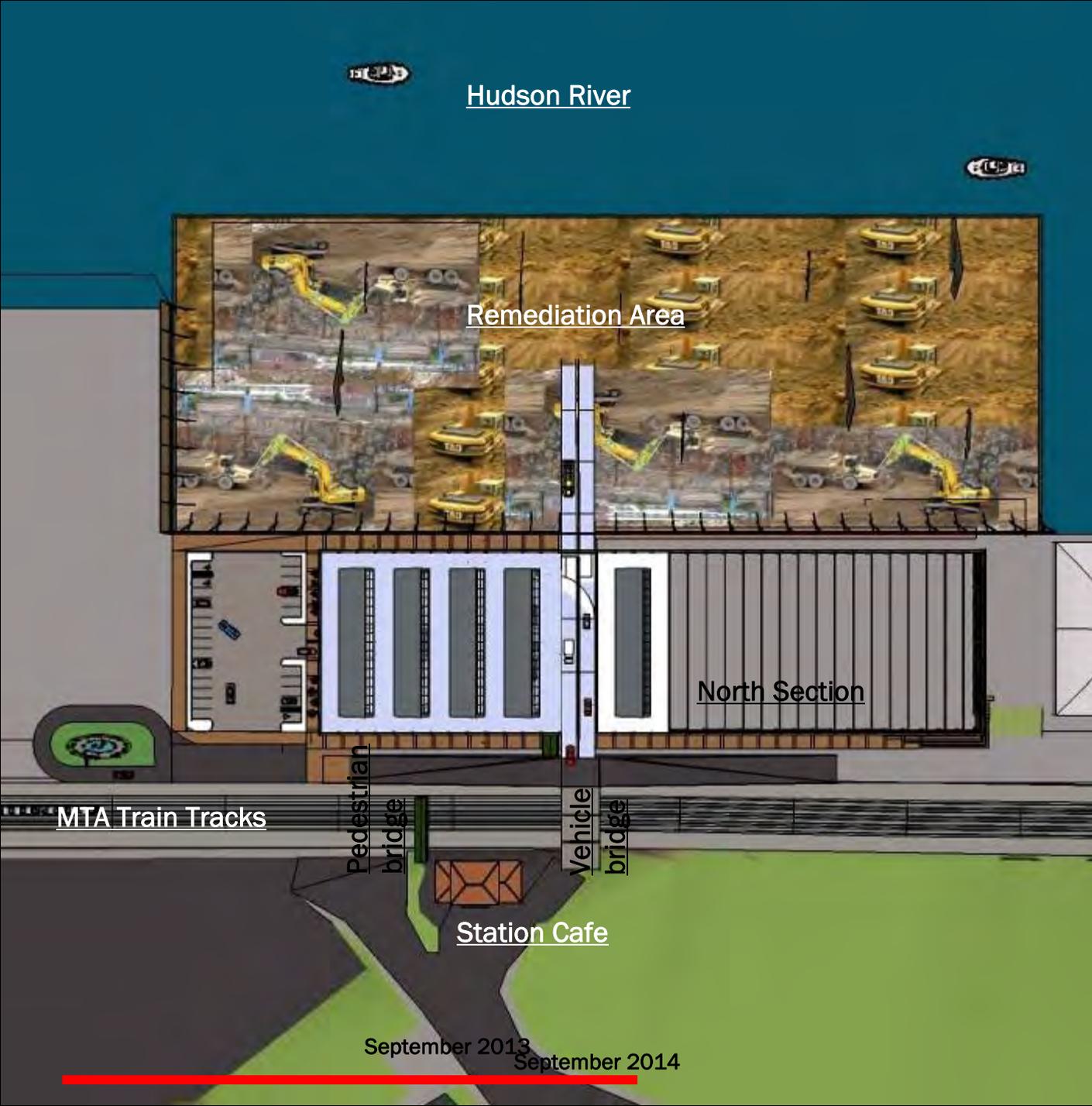
Station Cafe

2015

September 2015

**Phase 8a – Renovate
North Section
(Base Building)
1 year**

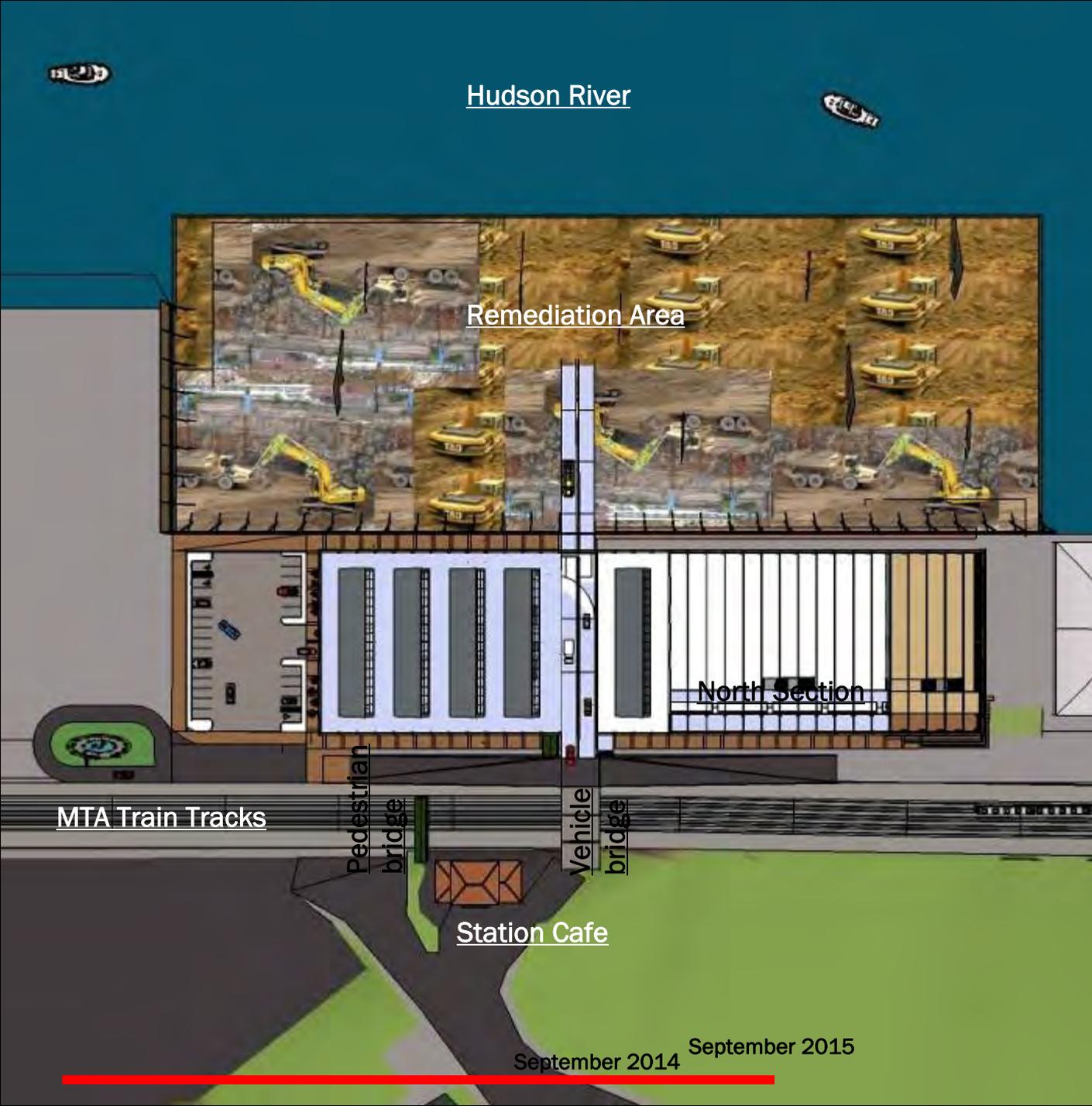
- INSTALL WATERPROOFING AND FOUNDATION DRAINAGE
- UPGRADE UTILITIES
- STRUCTURAL STEEL REPAIR AND REINFORCEMENT TO MEET NEW CODES
- REPLACE SKYLIGHTS
- INSTALL NEW ROOFING SYSTEM
- EXTERIOR MASONRY REPAIR & REPOINTING
- INFILL WINDOWS
- INSTALL NEW ELEVATORS
- CONSTRUCT NEW MECHANICAL ROOMS AND BASE BUILDING HVAC SYSTEM
- CONSTRUCT INTERIOR RAISED FLOORING SYSTEM (5'-0"), SUB-FLOOR AND BASE BUILDING FINISHED FLOOR
- INSTALL INTERSTITIAL SPACE INFRASTRUCTURE SUPPORT SYSTEMS FOR TENANT PLUG-IN



Timeline for Preservation

**Phase 8b – Renovate
North Section
(Base Building)
1 year**

- INSTALL NEW CATWALKS AND INTERMEDIATE FLOOR LEVELS
- INSTALL NEW ELEVATORS
- CONSTRUCT NEW INTERIOR STAIRS
- CONSTRUCT INTERIOR PARTITIONS - MANAGEMENT OFFICE, TENANT SPACES (IF ANY), TOILETS, ETC.
- INSTALL INTERIOR SYSTEMS - LIFE SAFETY, LIGHTING, SECURITY, ETC.
- SITE IMPROVEMENTS



Hudson River

Remediation Area

North Section

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

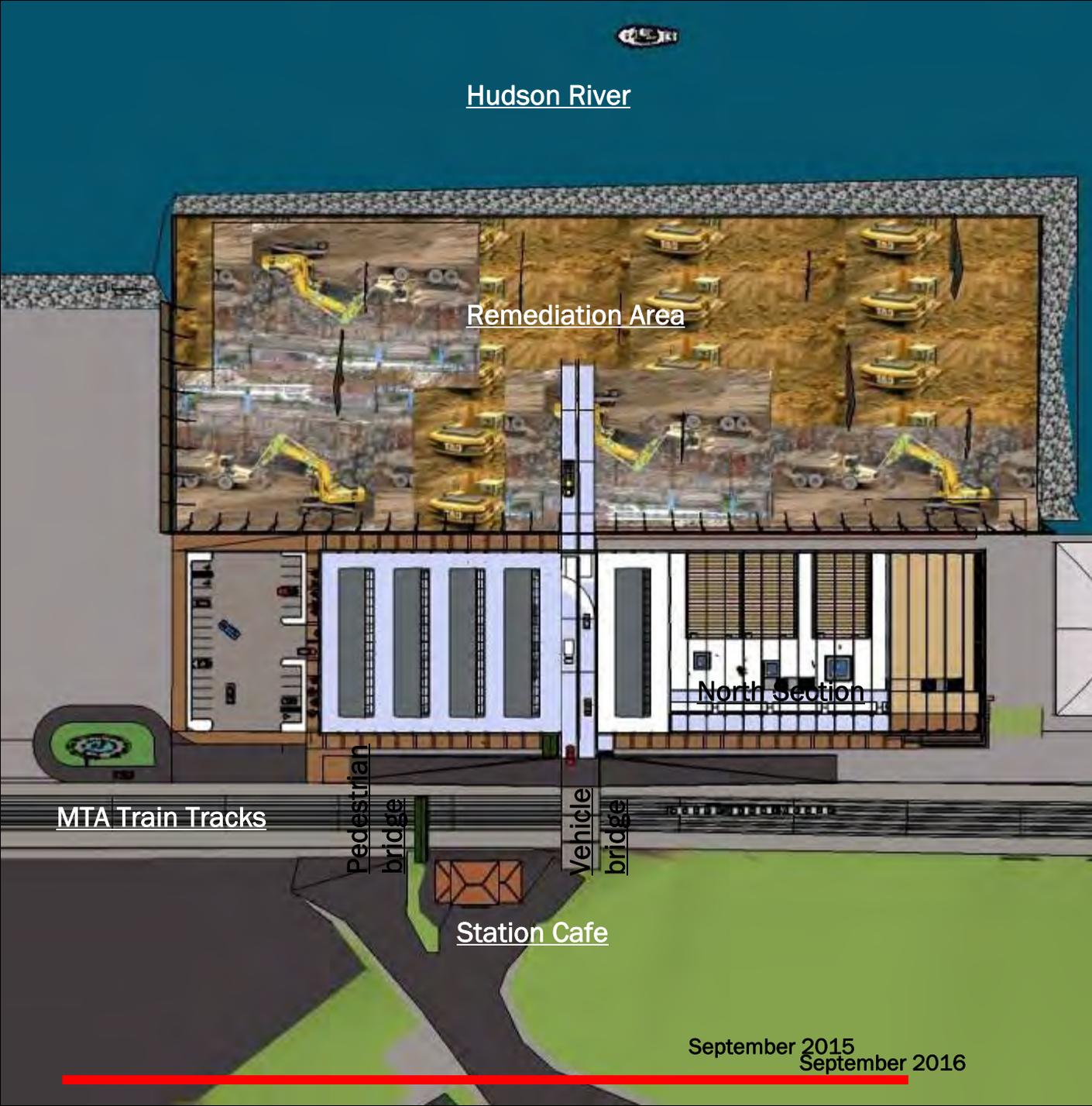
Station Cafe

September 2014 September 2015

Timeline for Preservation

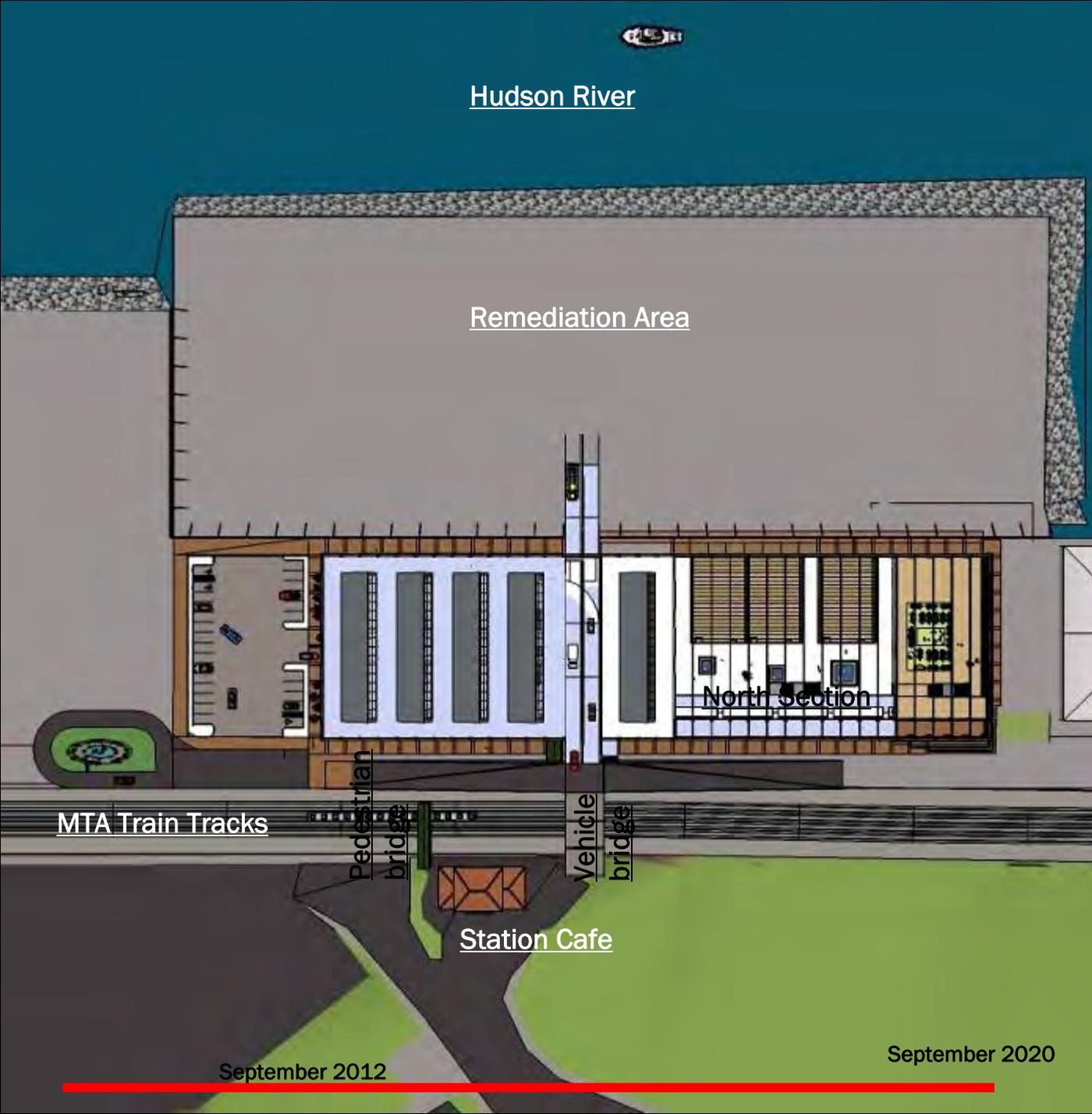
Phase 8c – Renovate
North Section
(Tenant Fit-out)
1 year

- INSTALL NEW HVAC SYSTEM
- CONSTRUCT INTERIOR PARTITIONS AND FINISHES
- INSTALL INTERIOR SYSTEMS - LIFE SAFETY, LIGHTING, SECURITY, ETC.
- TENANT SITE IMPROVEMENTS



Phase 4b - On-going
Remediation
8 years

REMEDiate EXTERIOR (PHASE 4B)
INSTALL UTILITIES: ELECTRIC, STORM SEWERS, WATER SUPPLY, ETC. FOR FUTURE PARK
INSTALL 5' CAP



Hudson River

Future Park

North Section

MTA Train Tracks

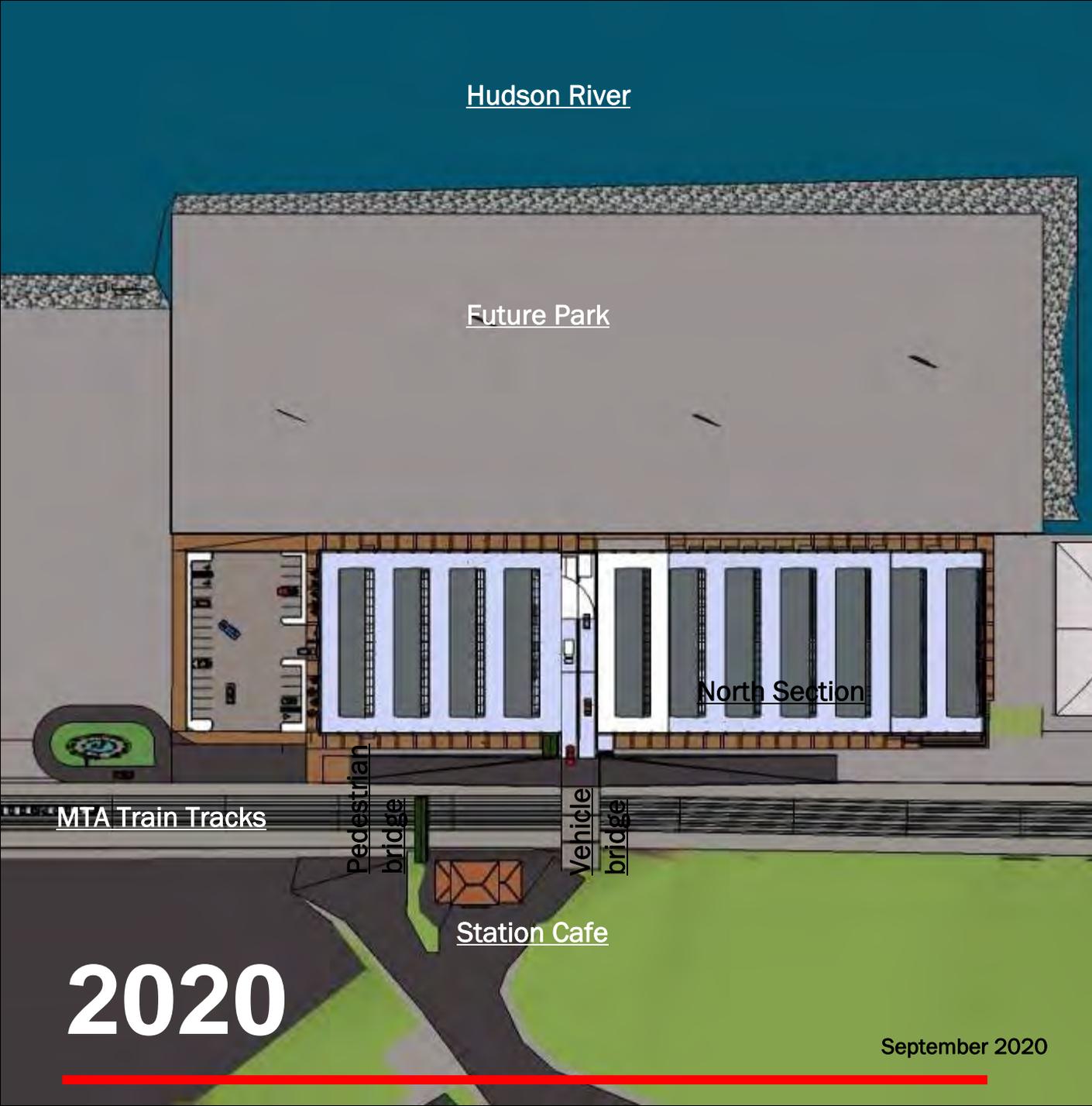
Pedestrian
bridge

vehicle
bridge

Station Cafe

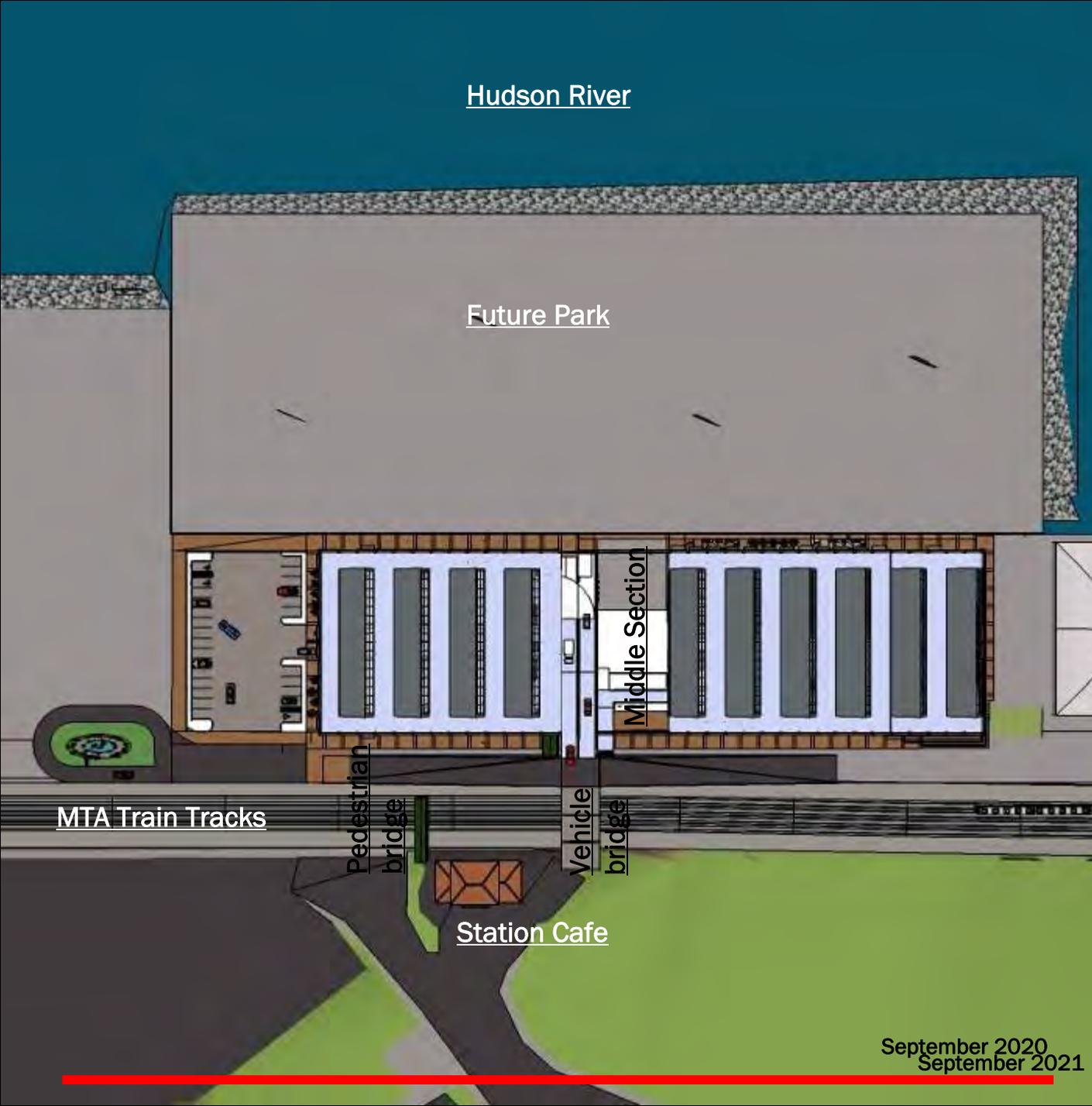
2020

September 2020



Phase 9 – Renovate
Middle Section
1 year

- INSTALL NEW CATWALKS AND INTERMEDIATE FLOOR LEVELS
- CONSTRUCT GREEN ROOF TERRACE AND RAINWATER CAPTURE TANKS
- INSTALL NEW ELEVATORS
- INSTALL NEW MECHANICAL ROOMS
- CONSTRUCT NEW INTERIOR STAIRS
- INSTALL INTERIOR SYSTEMS - LIFE SAFETY, LIGHTING, SECURITY, ETC.

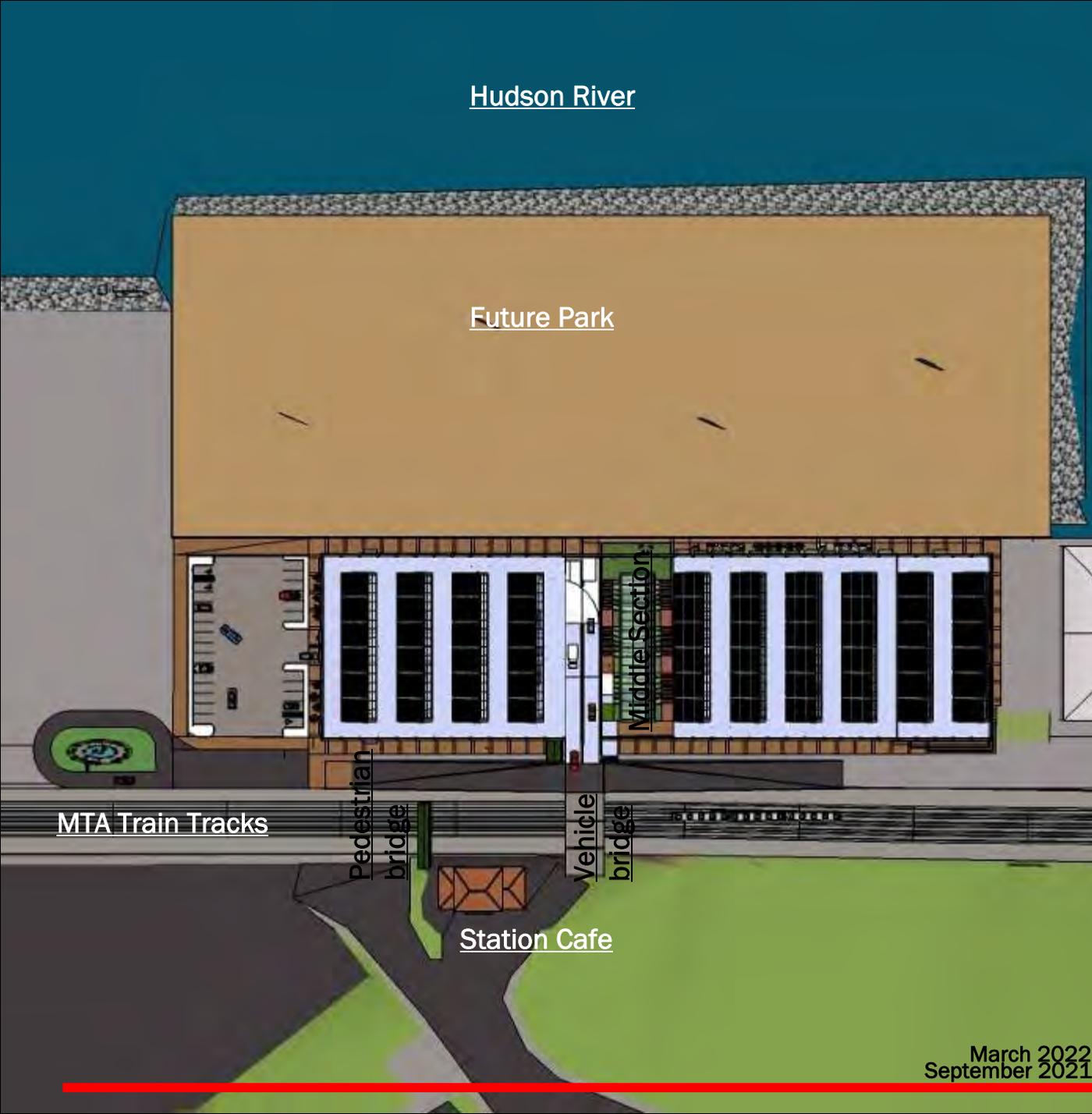


September 2020
September 2021

Timeline for Preservation

Phase 10 – Landscape
Amphitheater / Site Civil
6 months

- INSTALL DRAINAGE
- INSTALL LANDSCAPING SUB-BASE AND TOP SOIL LAYERS
- INSTALL EQUIPMENT FOUNDATIONS AND CONCRETE PADS



Hudson River

Future Park

MTA Train Tracks

Pedestrian
bridge

vehicle
bridge

Middle Section

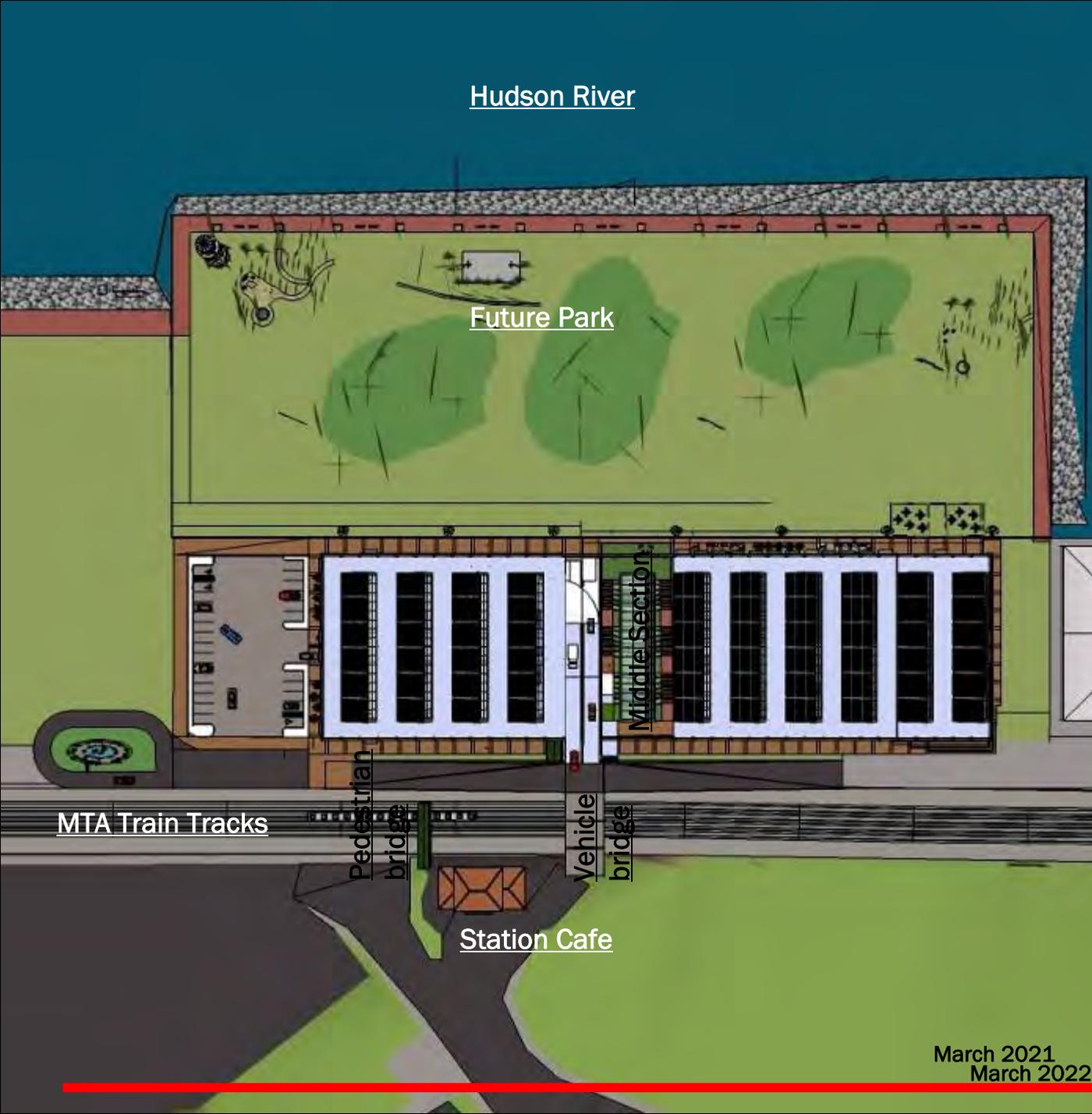
Station Cafe

March 2022
September 2021

Timeline for Preservation

Phase 11 - Landscape
Exterior
1 year

- INSTALL WIND TURBINES
- INSTALL STREET FURNITURE
- INSTALL RECREATION EQUIPMENT
- INSTALL BOARDWALK
- INSTALL FENCING
- INSTALL EXTERIOR LIGHTING
- INSTALL EXTERIOR PAVING
- INSTALL TREES
- PLANT VEGETATION



March 2021
March 2022

Timeline for Preservation



Hudson River

Park

Park

Turn
around
and
drop-
off

Parking

Parking and
Retail

Amphitheater

Retail

MTA Train Tracks

Pedestrian
bridge

Vehicle
bridge

Station Cafe

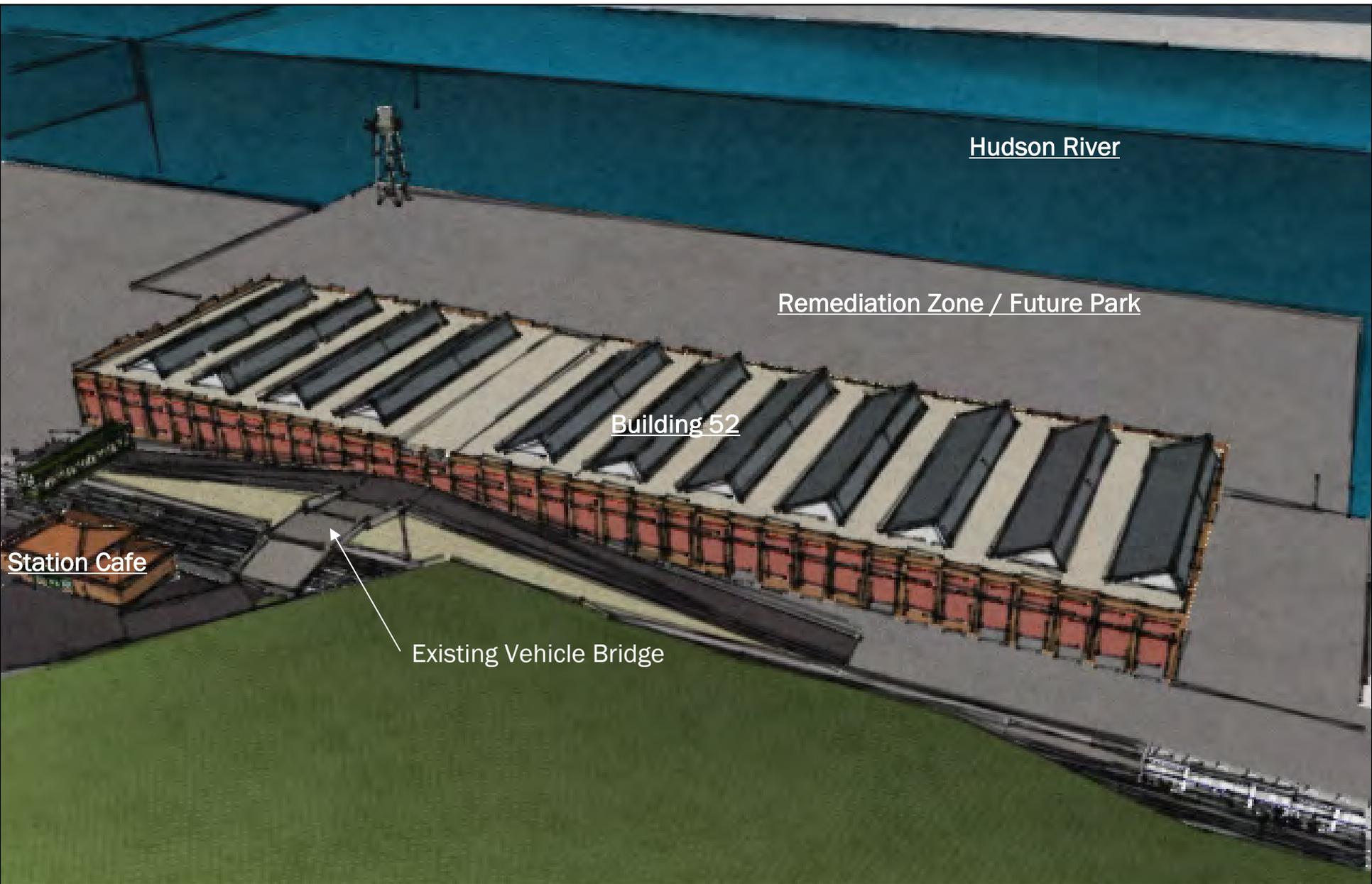
2022

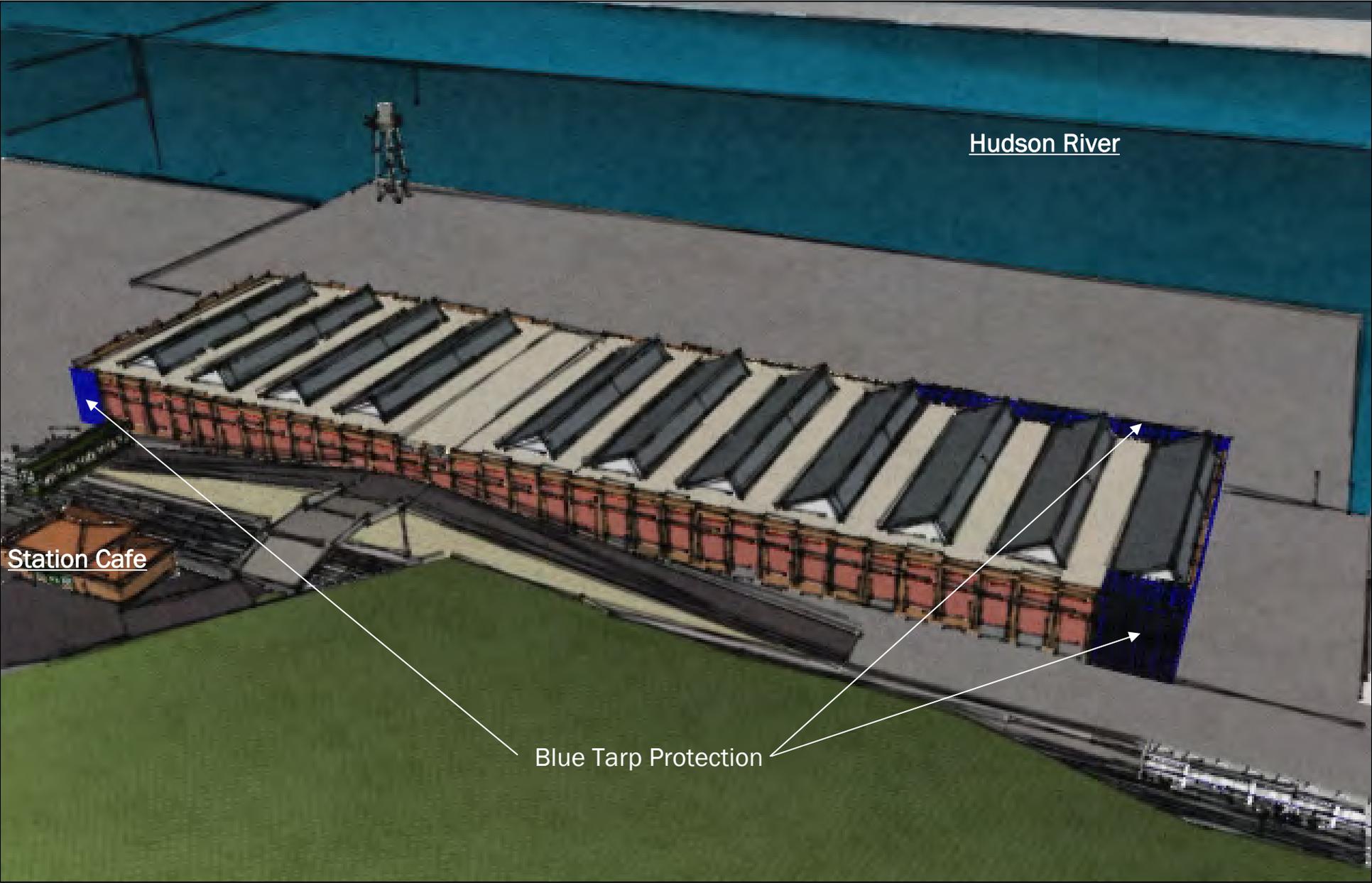
March 2022

Timeline for Preservation

Time Lapse Images

View from Library Park





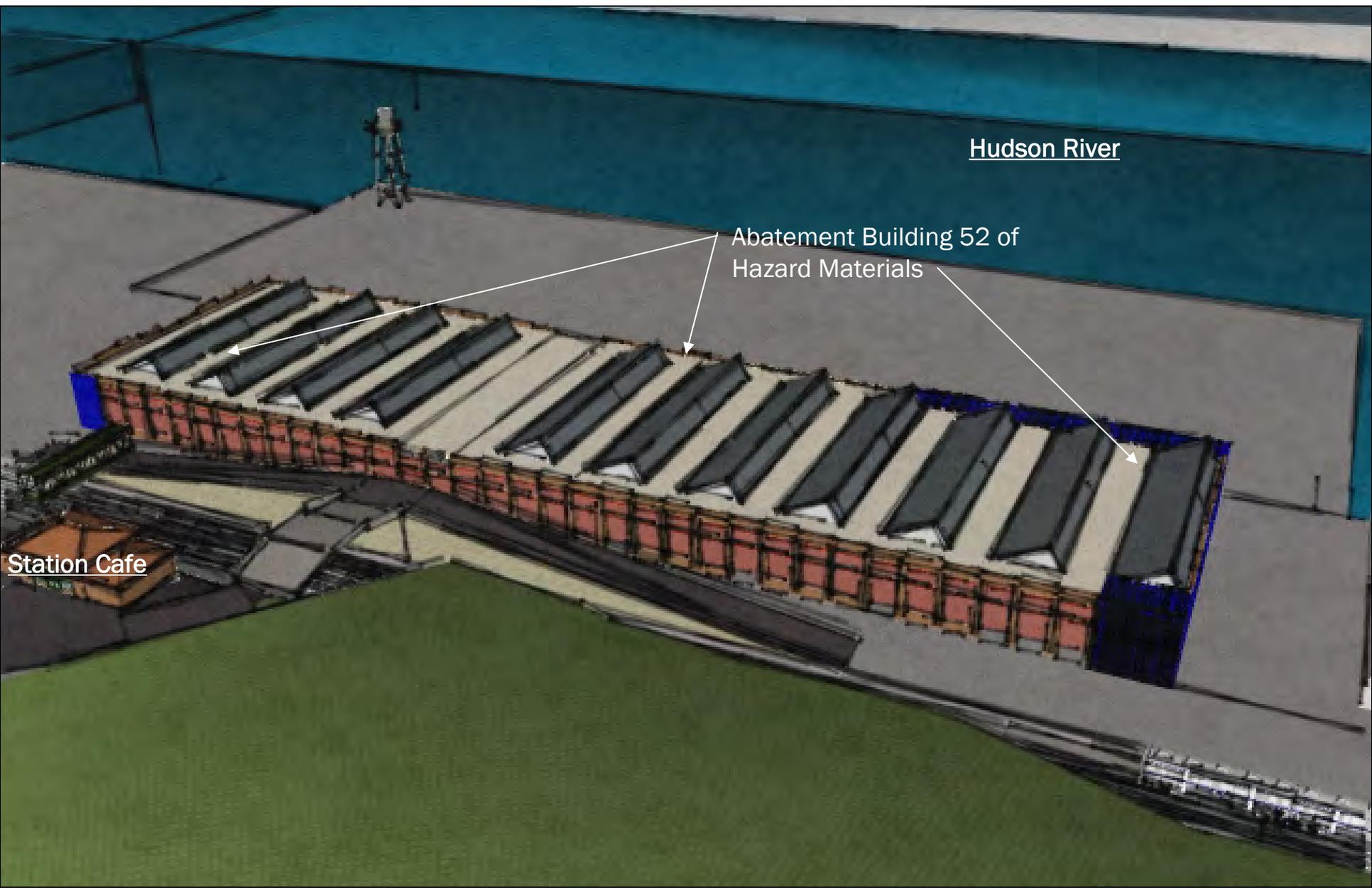
Hudson River

Station Cafe

Blue Tarp Protection

June 2010
March 2010

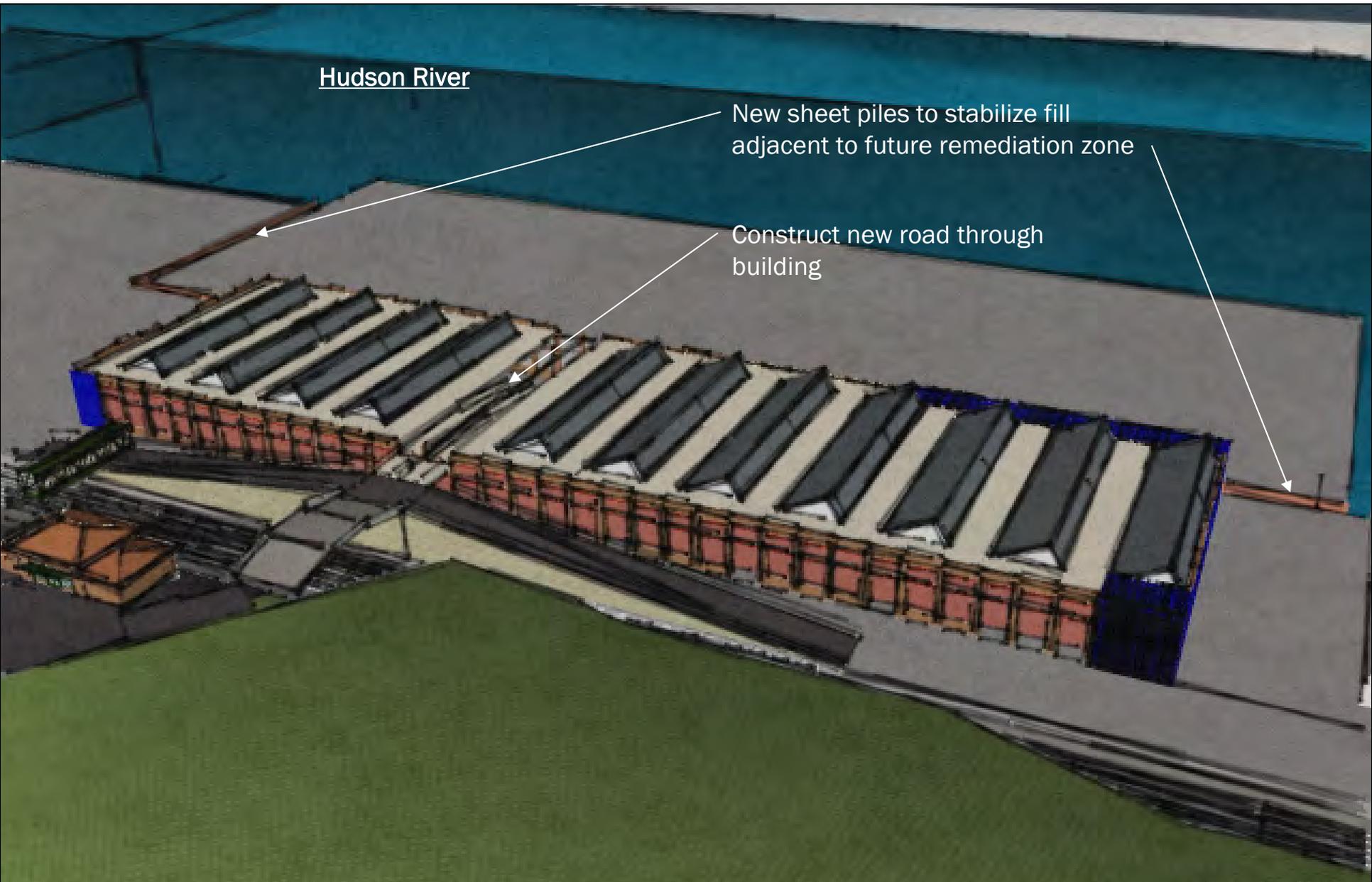
Timeline for Preservation



Hudson River

Abatement Building 52 of
Hazard Materials

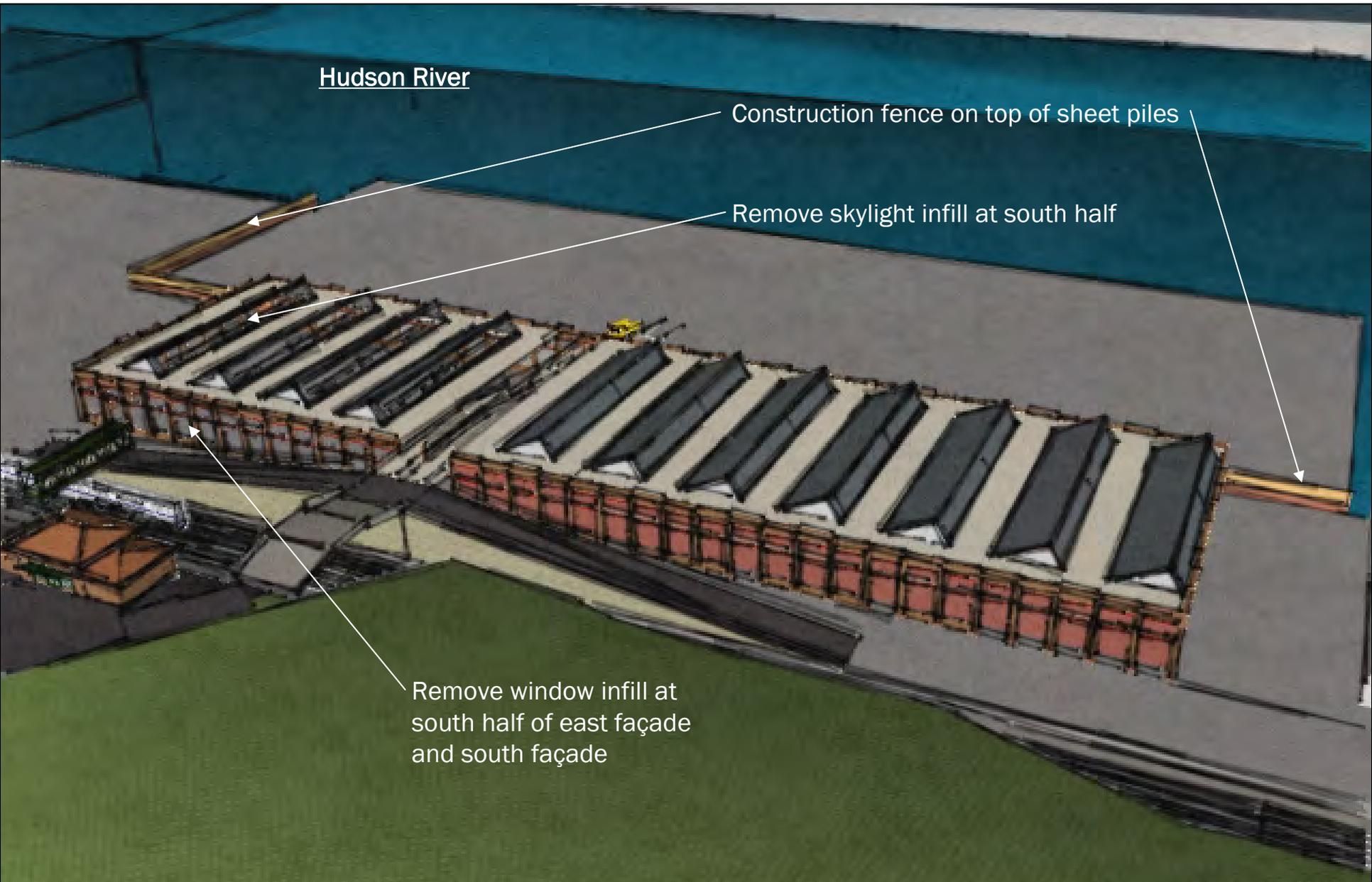
Station Cafe



Hudson River

New sheet piles to stabilize fill
adjacent to future remediation zone

Construct new road through
building



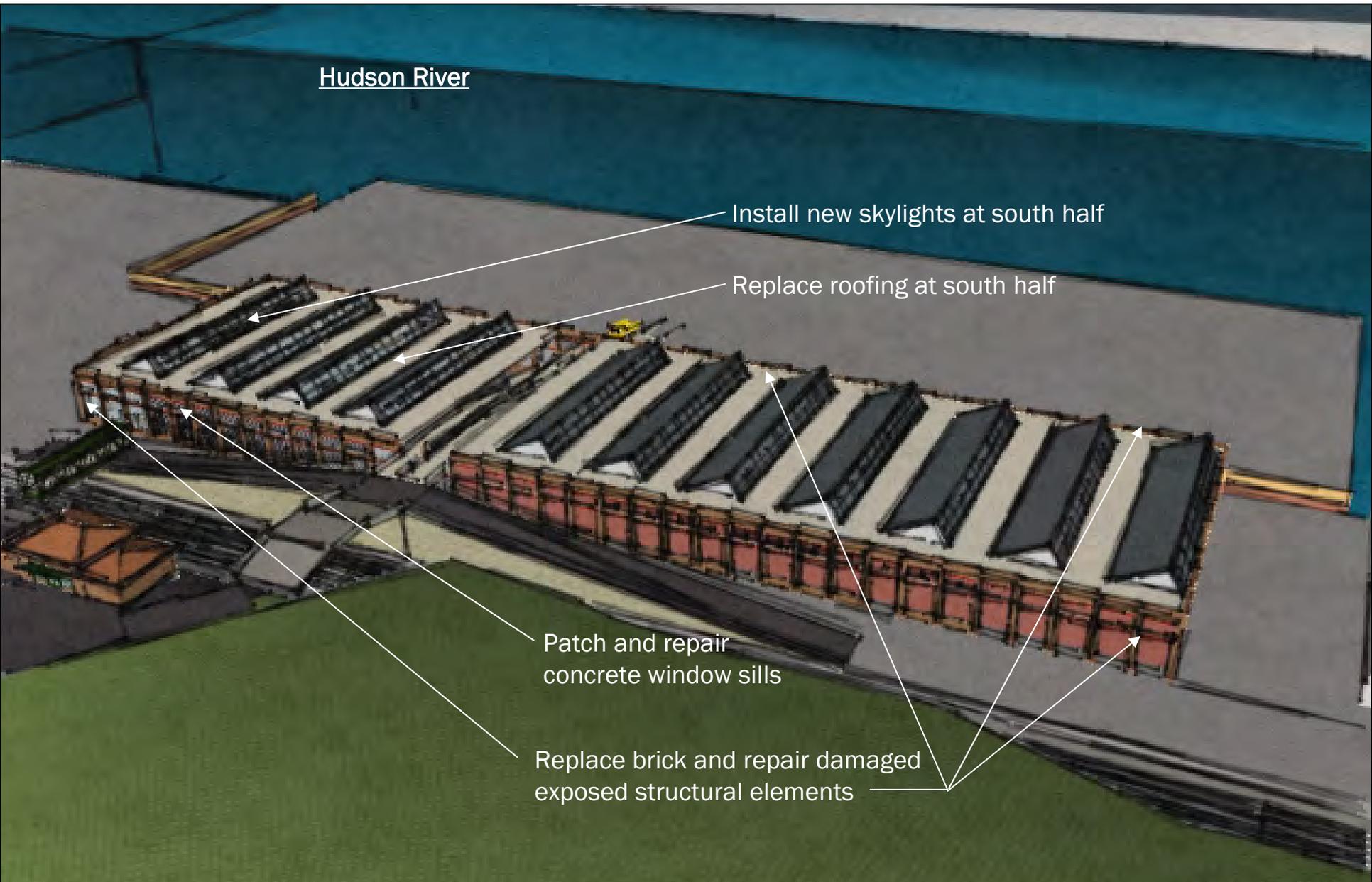
Hudson River

Construction fence on top of sheet piles

Remove skylight infill at south half

Remove window infill at
south half of east façade
and south façade

September 2011
September 2012



Hudson River

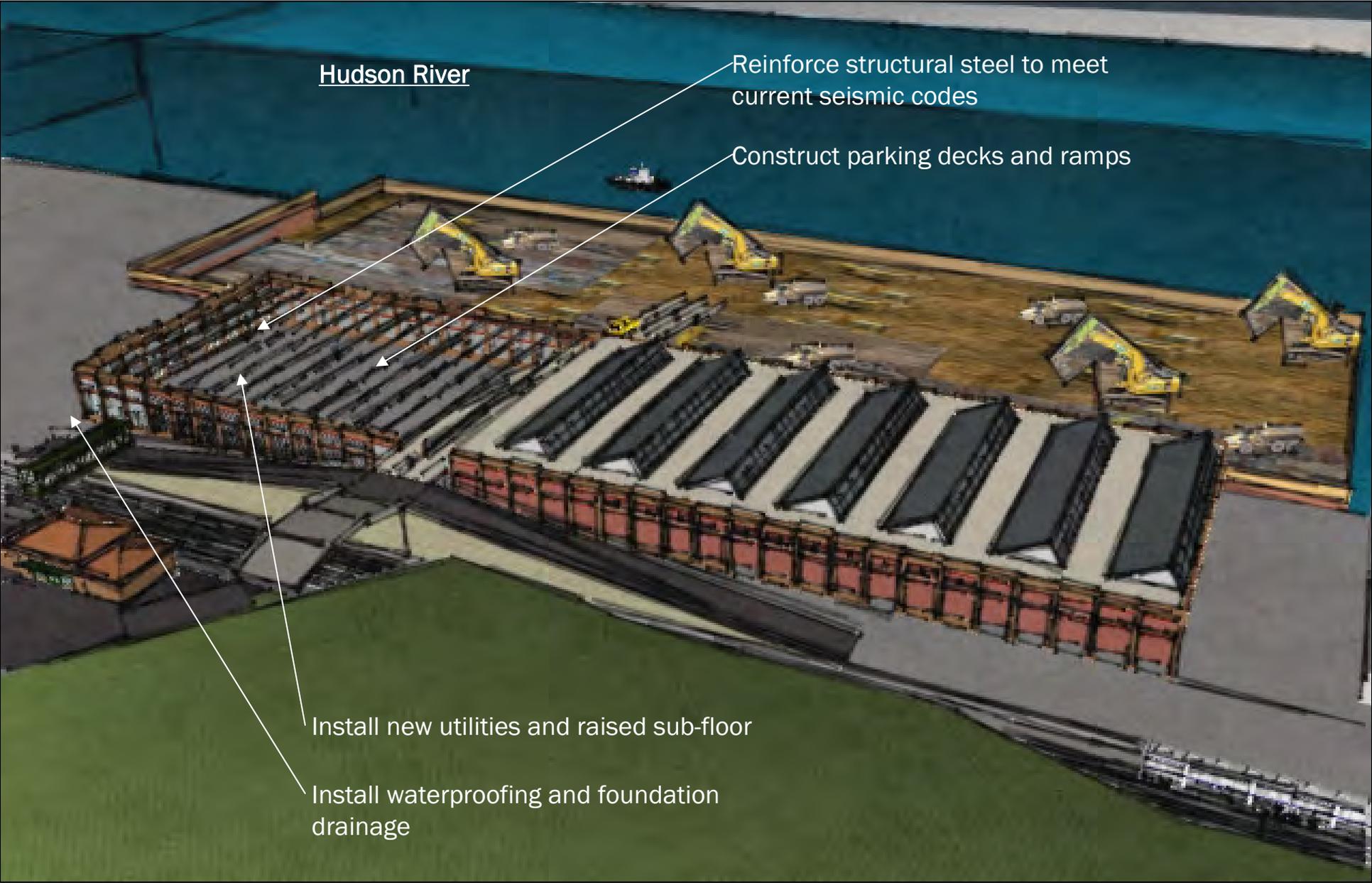
Install new skylights at south half

Replace roofing at south half

Patch and repair
concrete window sills

Replace brick and repair damaged
exposed structural elements

September 2012
September 2013



Hudson River

Reinforce structural steel to meet current seismic codes

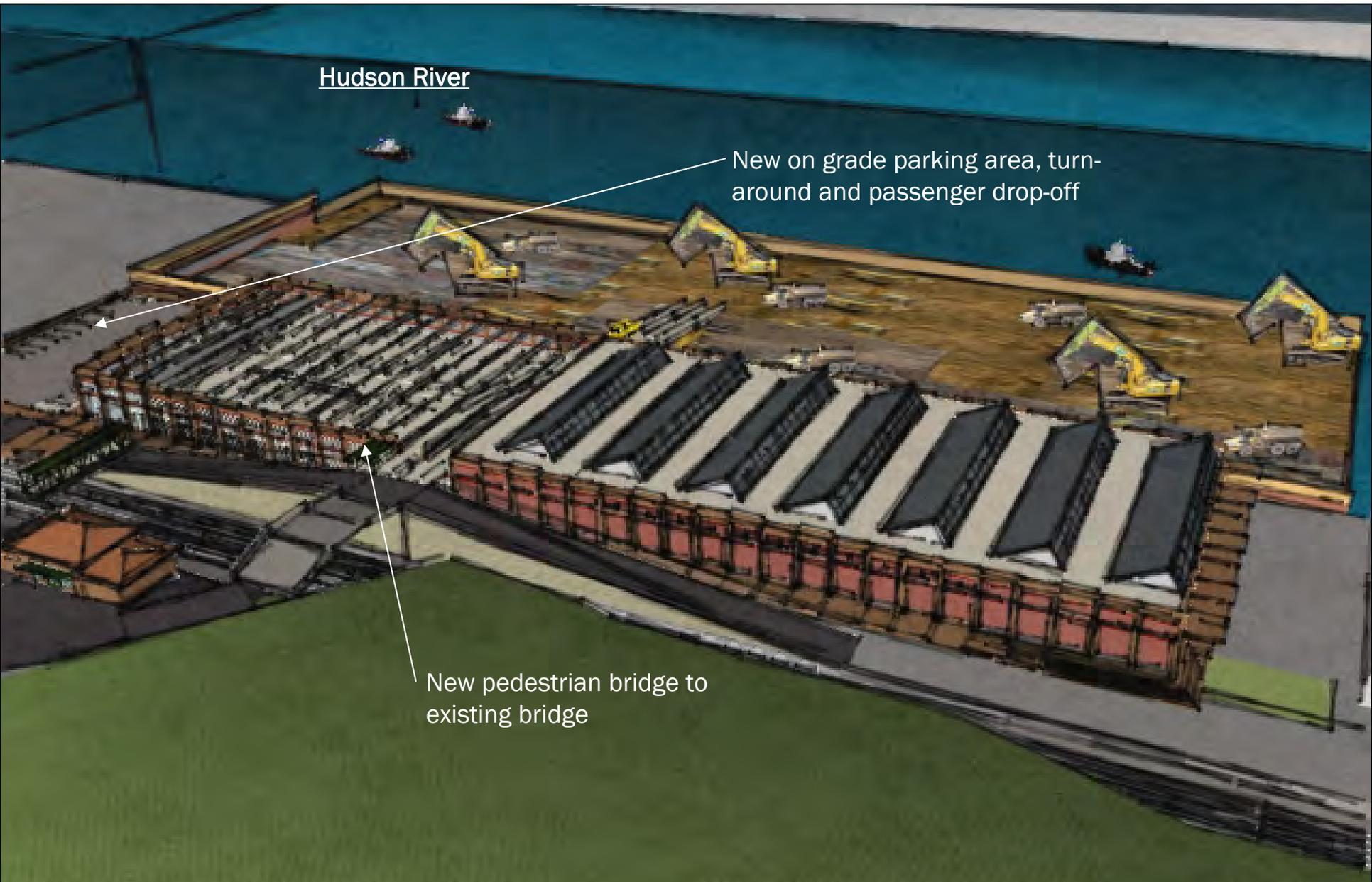
Construct parking decks and ramps

Install new utilities and raised sub-floor

Install waterproofing and foundation drainage

September 2013
September 2015

Timeline for Preservation



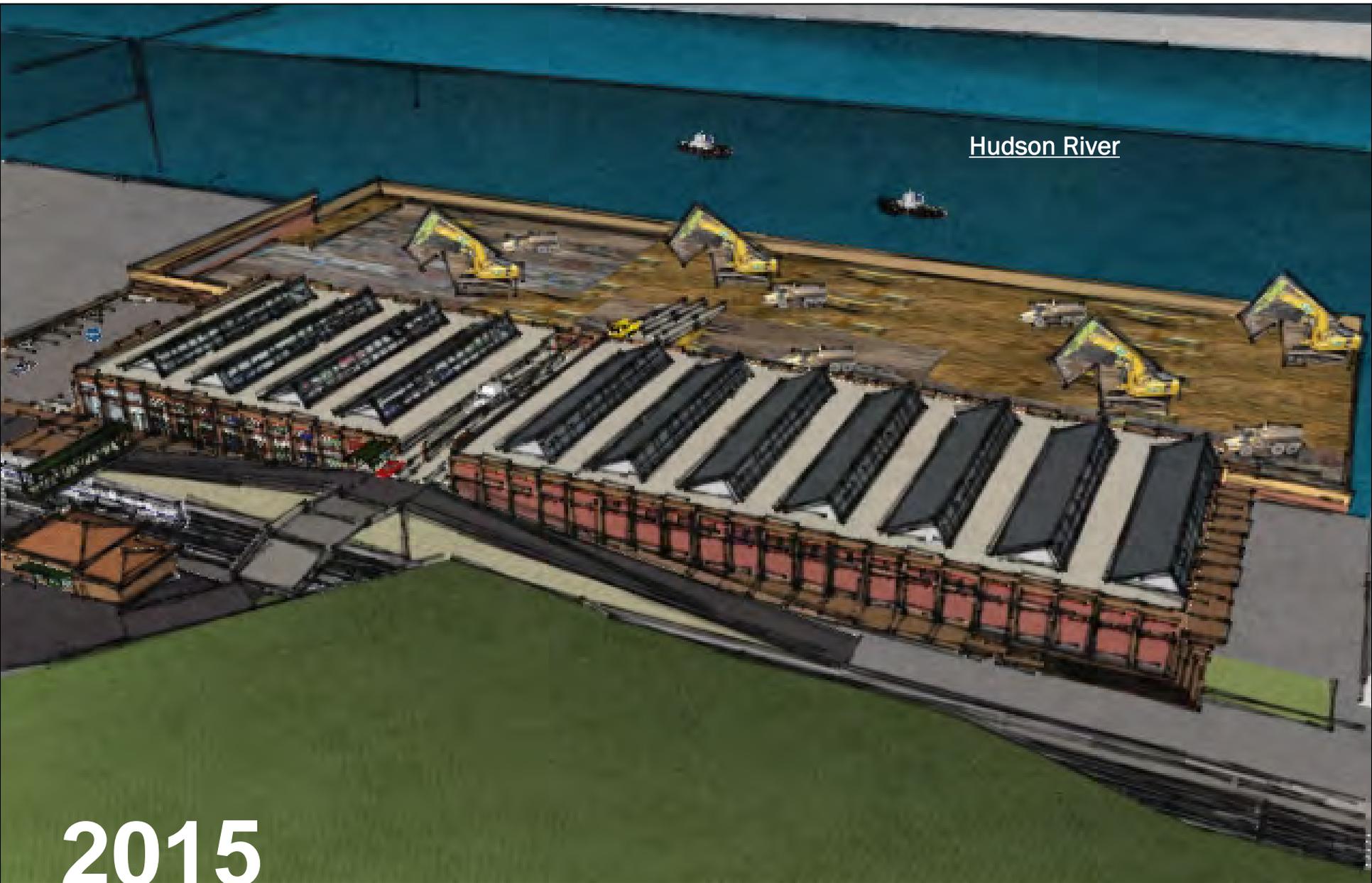
Hudson River

New on grade parking area, turn-around and passenger drop-off

New pedestrian bridge to existing bridge

September 2014
September 2015

Timeline for Preservation



Hudson River

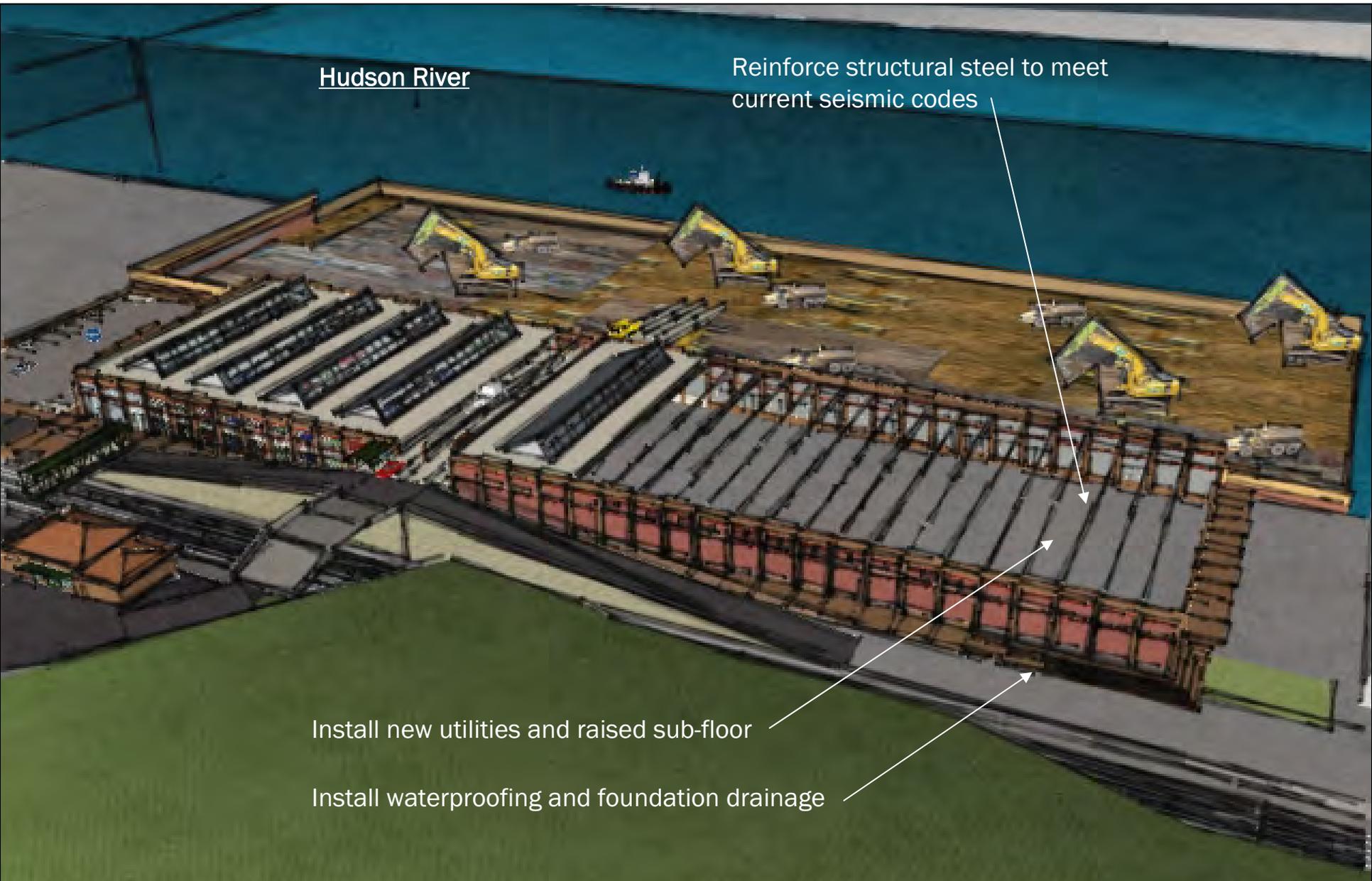
2015

September 2015

Timeline for Preservation

Phase 8a - Renovate North Section (Base Building)

3 years



Hudson River

Reinforce structural steel to meet current seismic codes

Install new utilities and raised sub-floor

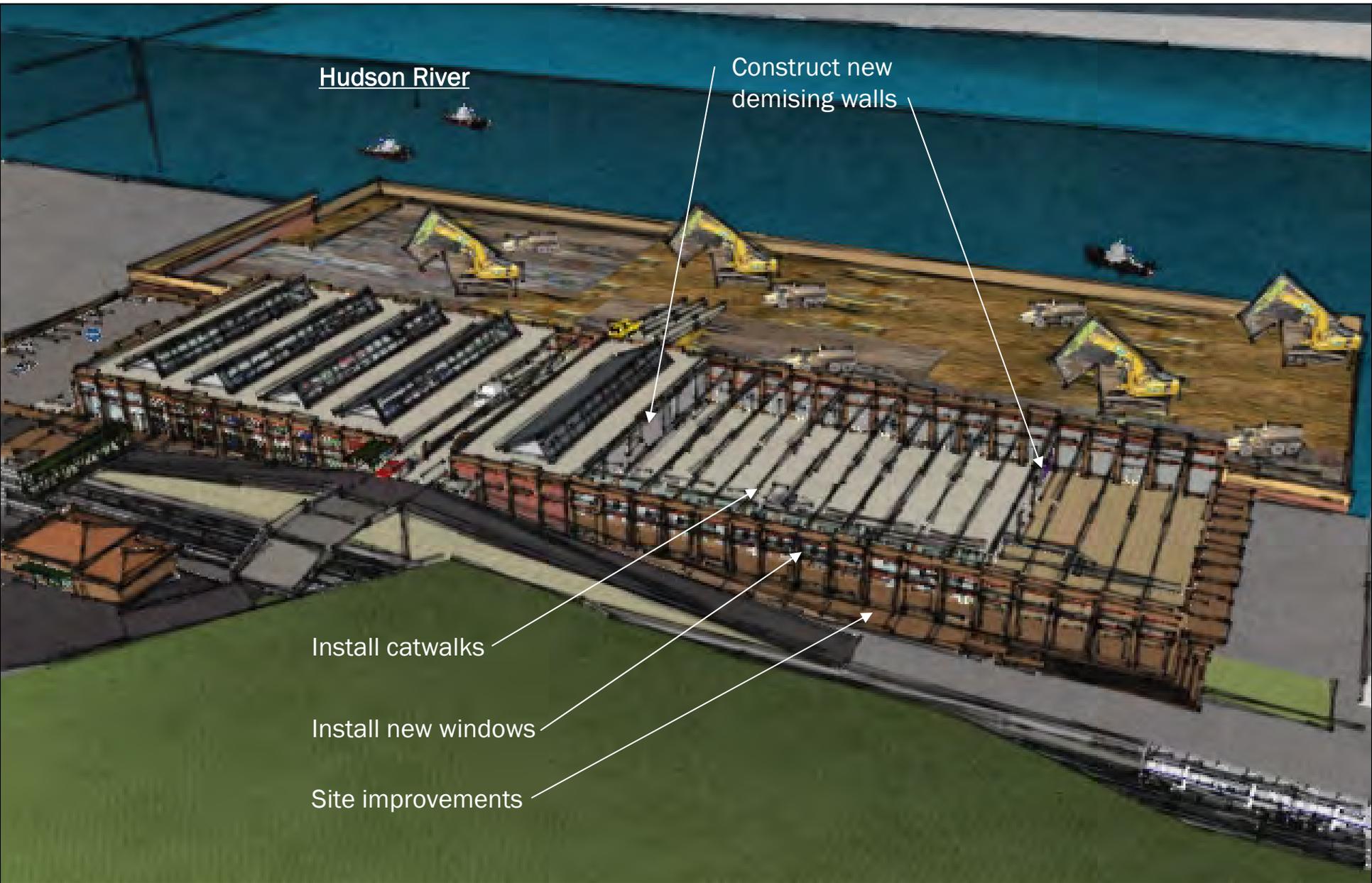
Install waterproofing and foundation drainage

September 2013

September 2014

Timeline for Preservation

Phase 8b – Renovate North Section (Base Building)
1 year



Hudson River

Construct new demising walls

Install catwalks

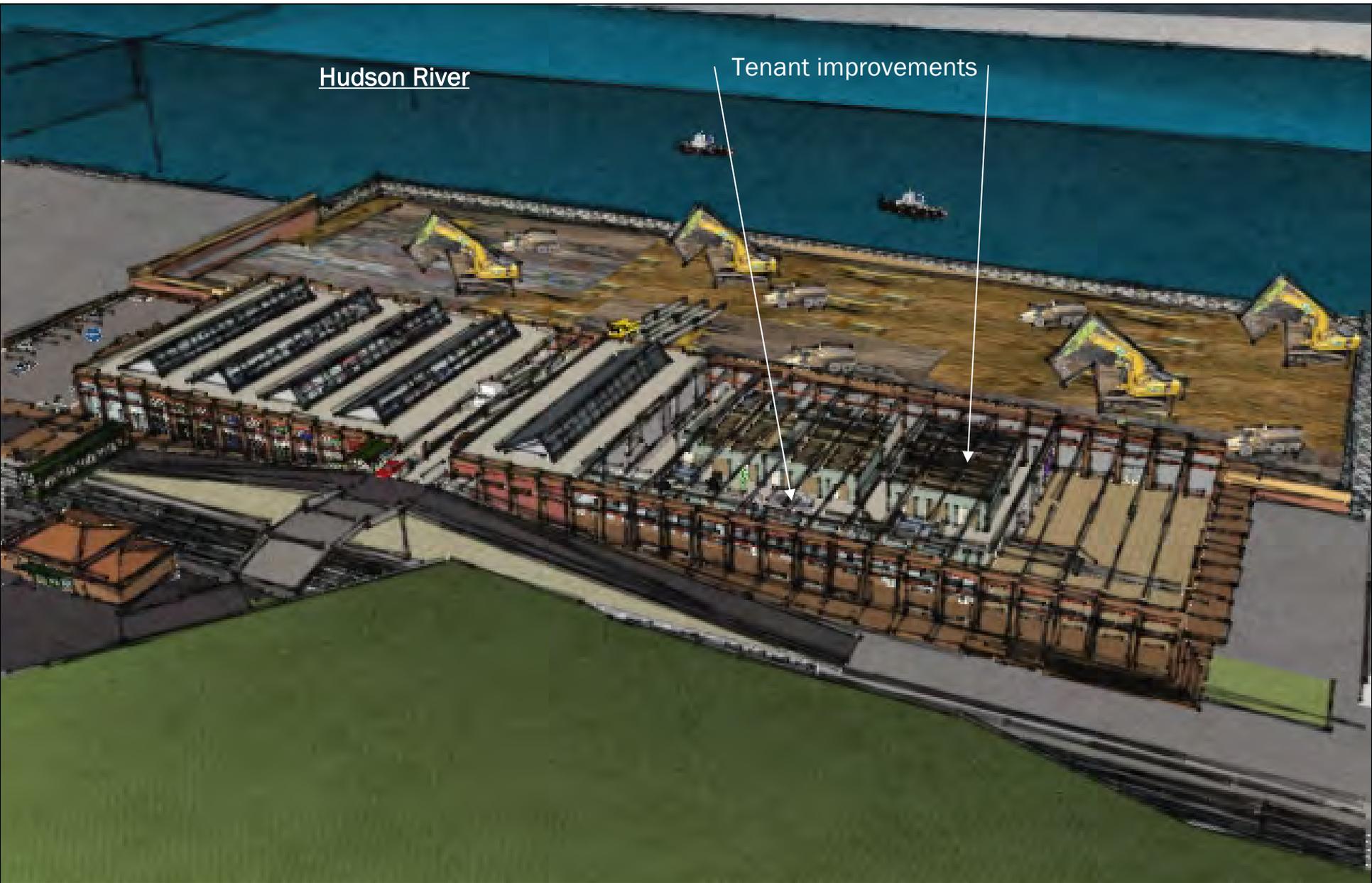
Install new windows

Site improvements

September 2014 September 2015

Timeline for Preservation

Phase 8c – Renovate North Section (Tenant Fit-out)
1 year

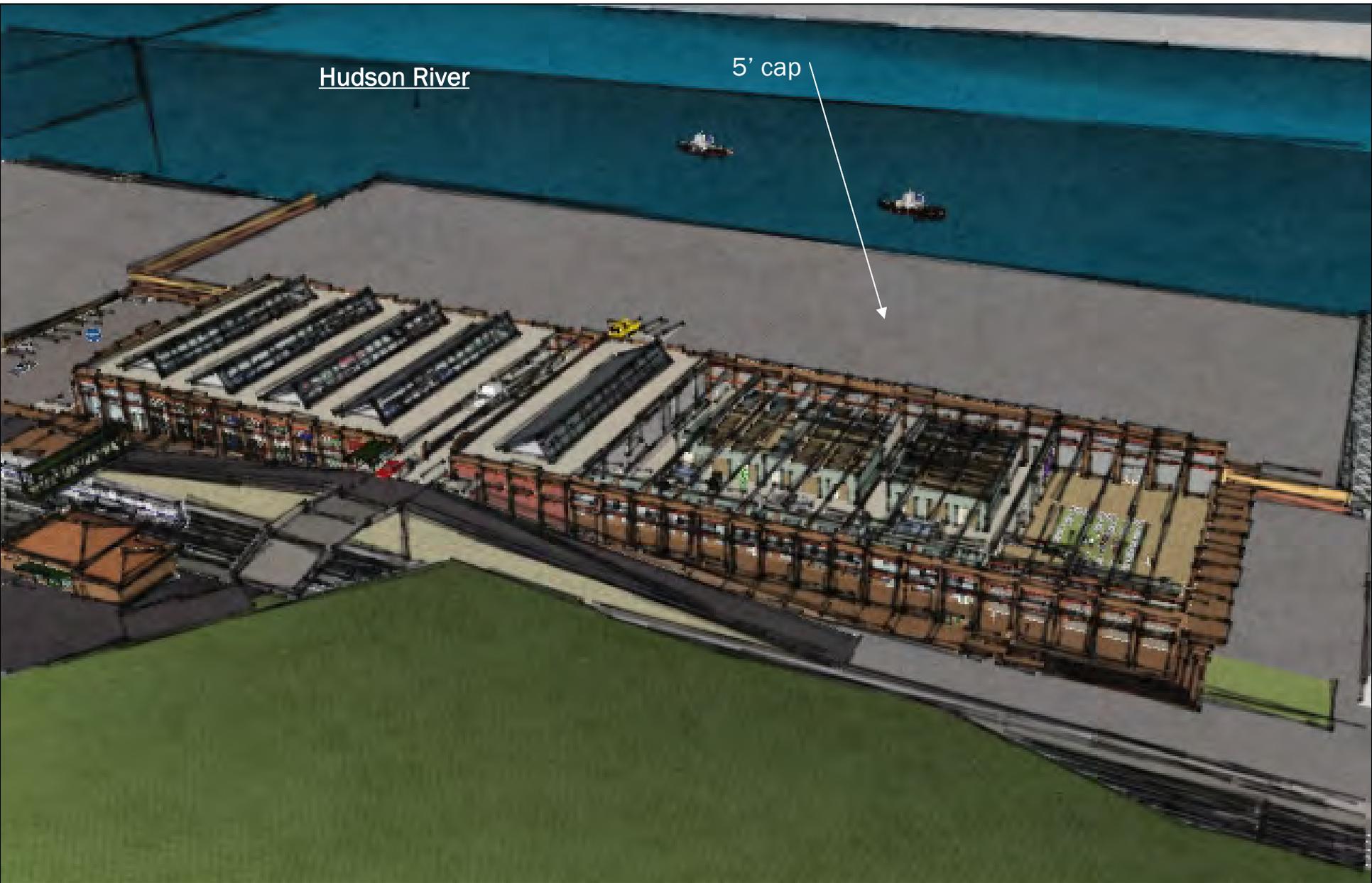


Hudson River

Tenant improvements

September 2015
September 2016

Timeline for Preservation



Hudson River

5' cap

September 2012

September 2020

Timeline for Preservation

Hudson River

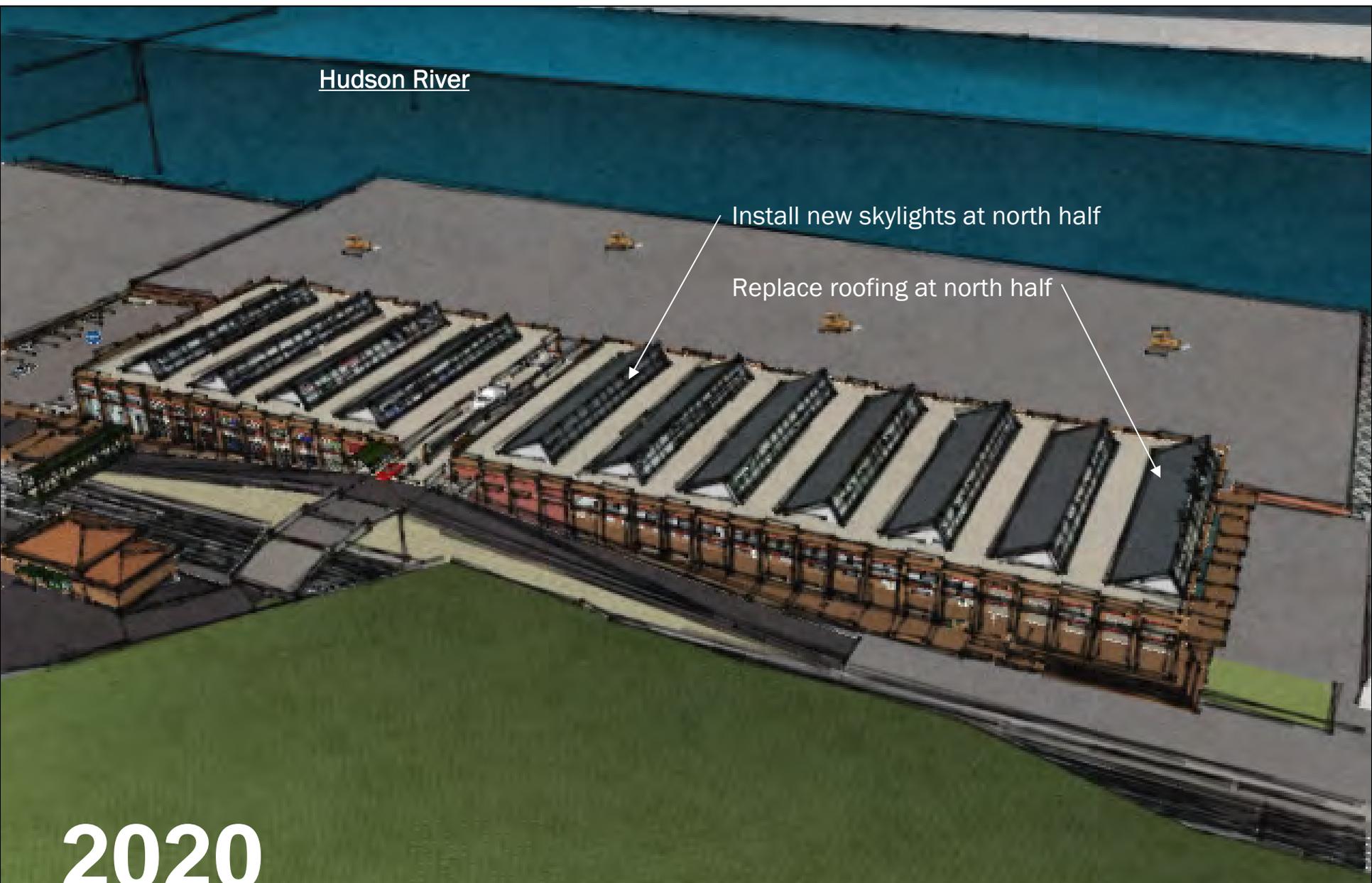
Install new skylights at north half

Replace roofing at north half

2020

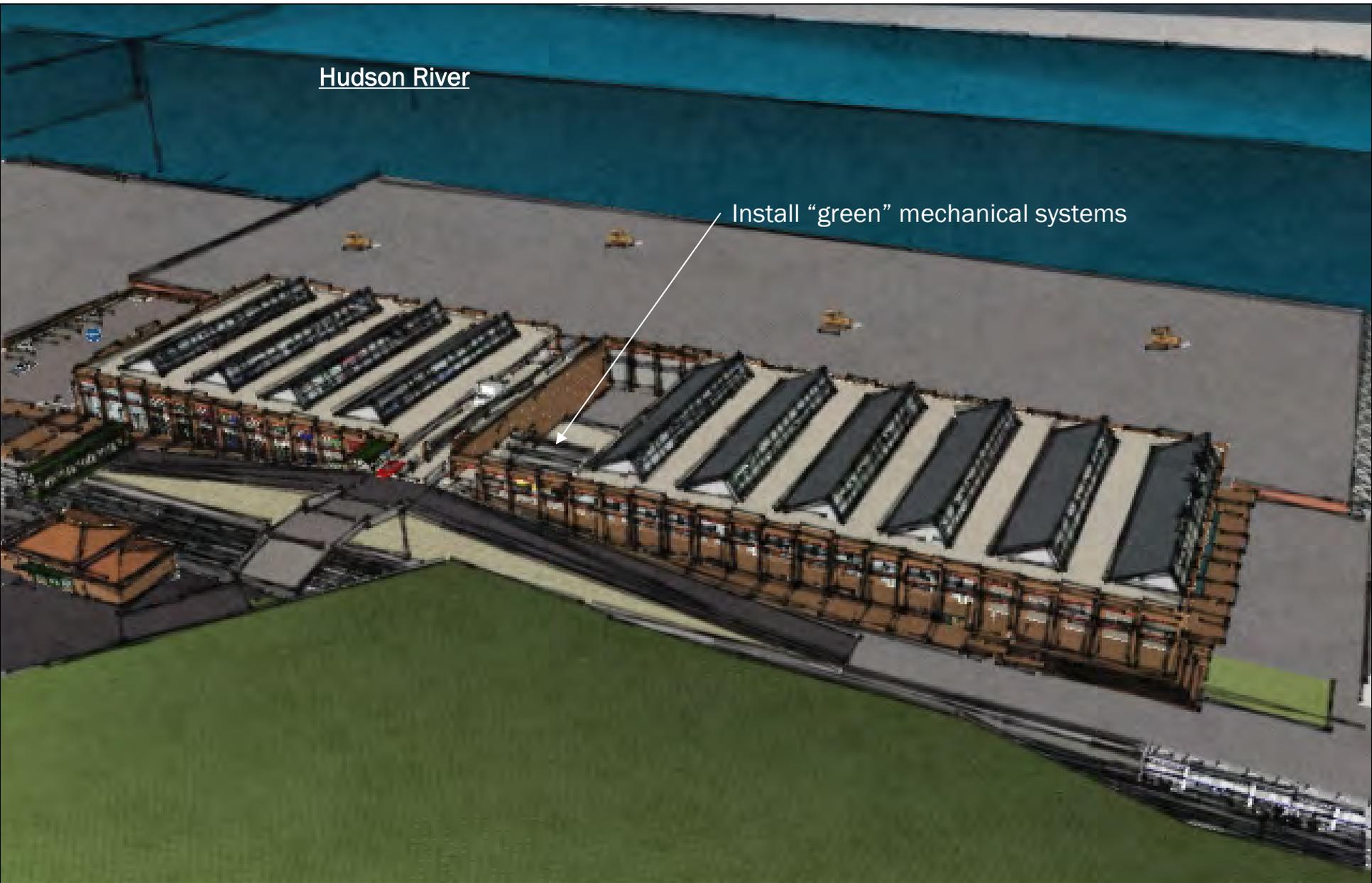
September 2020

Timeline for Preservation



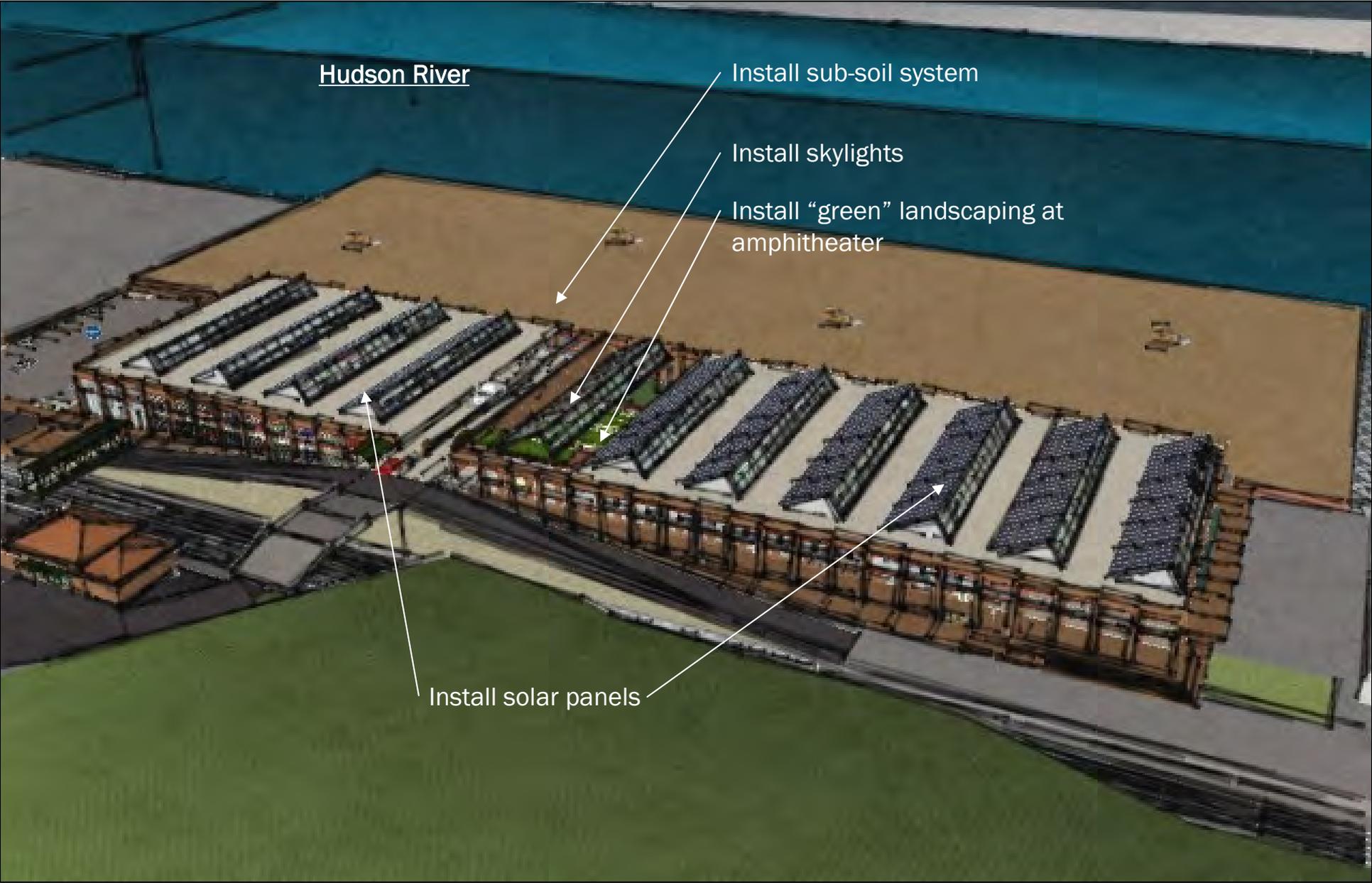
Hudson River

Install “green” mechanical systems



September 2020
September 2021

Timeline for Preservation



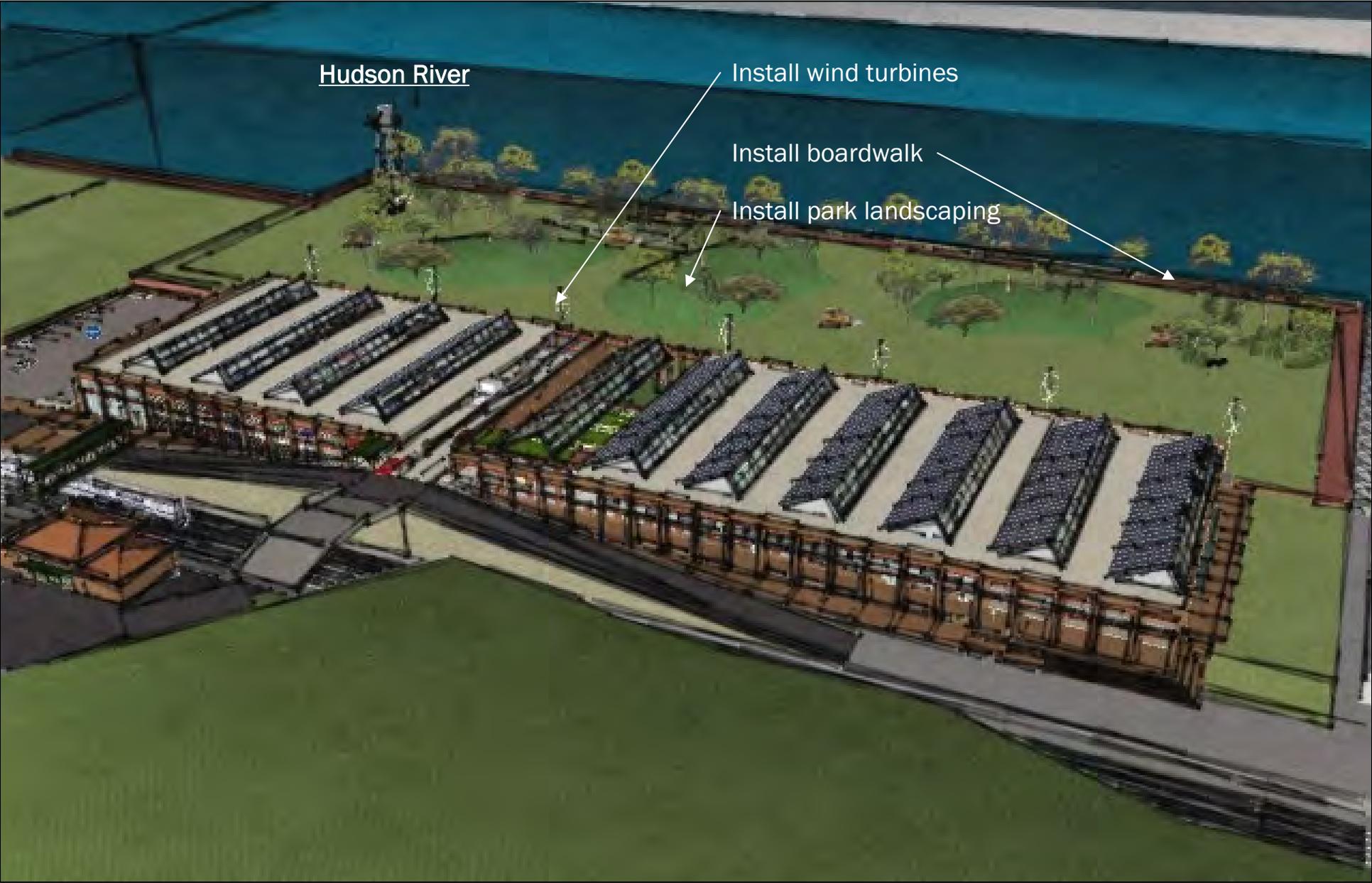
Hudson River

Install sub-soil system

Install skylights

Install "green" landscaping at amphitheater

Install solar panels



March 2021
March 2022

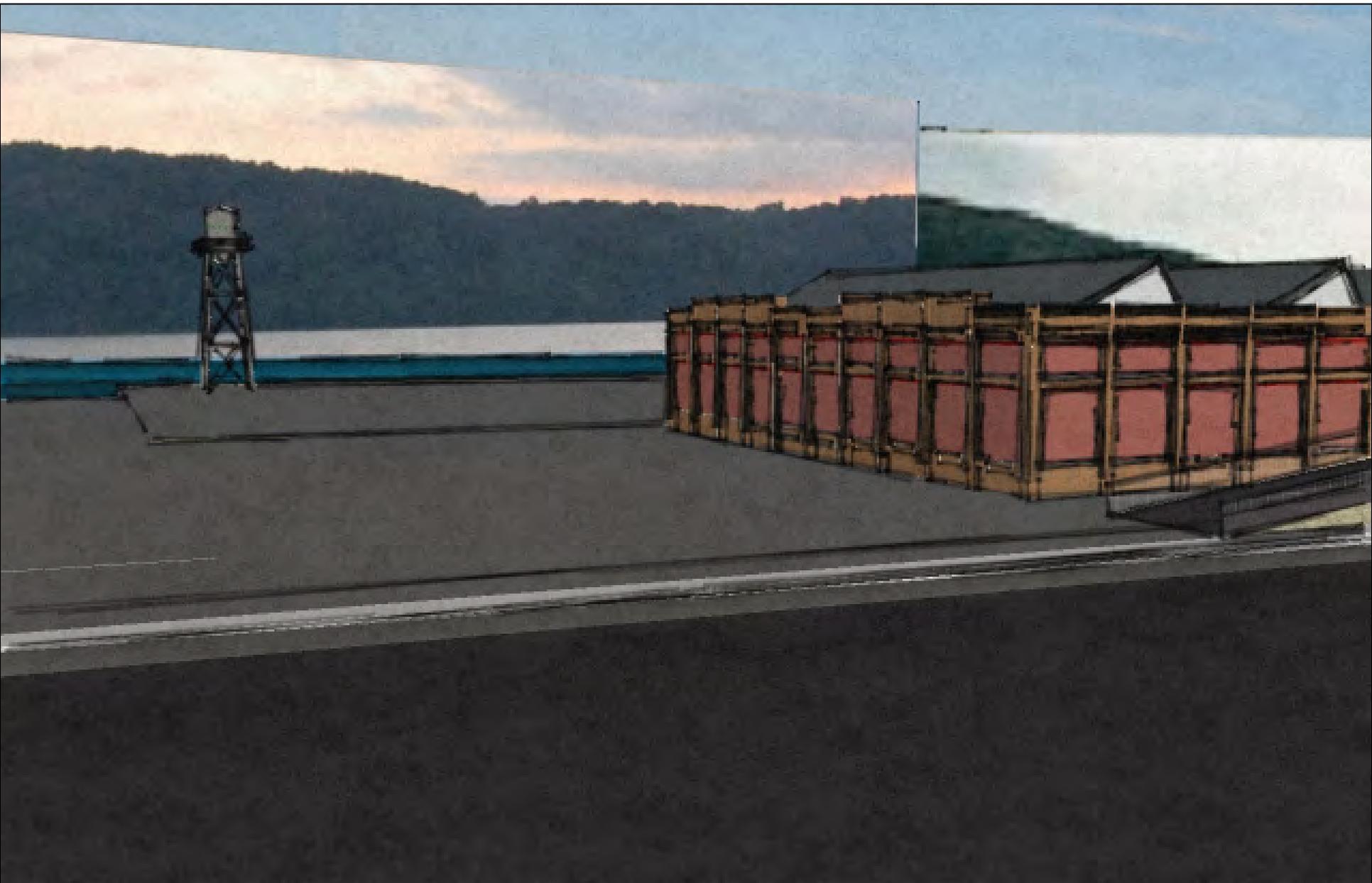


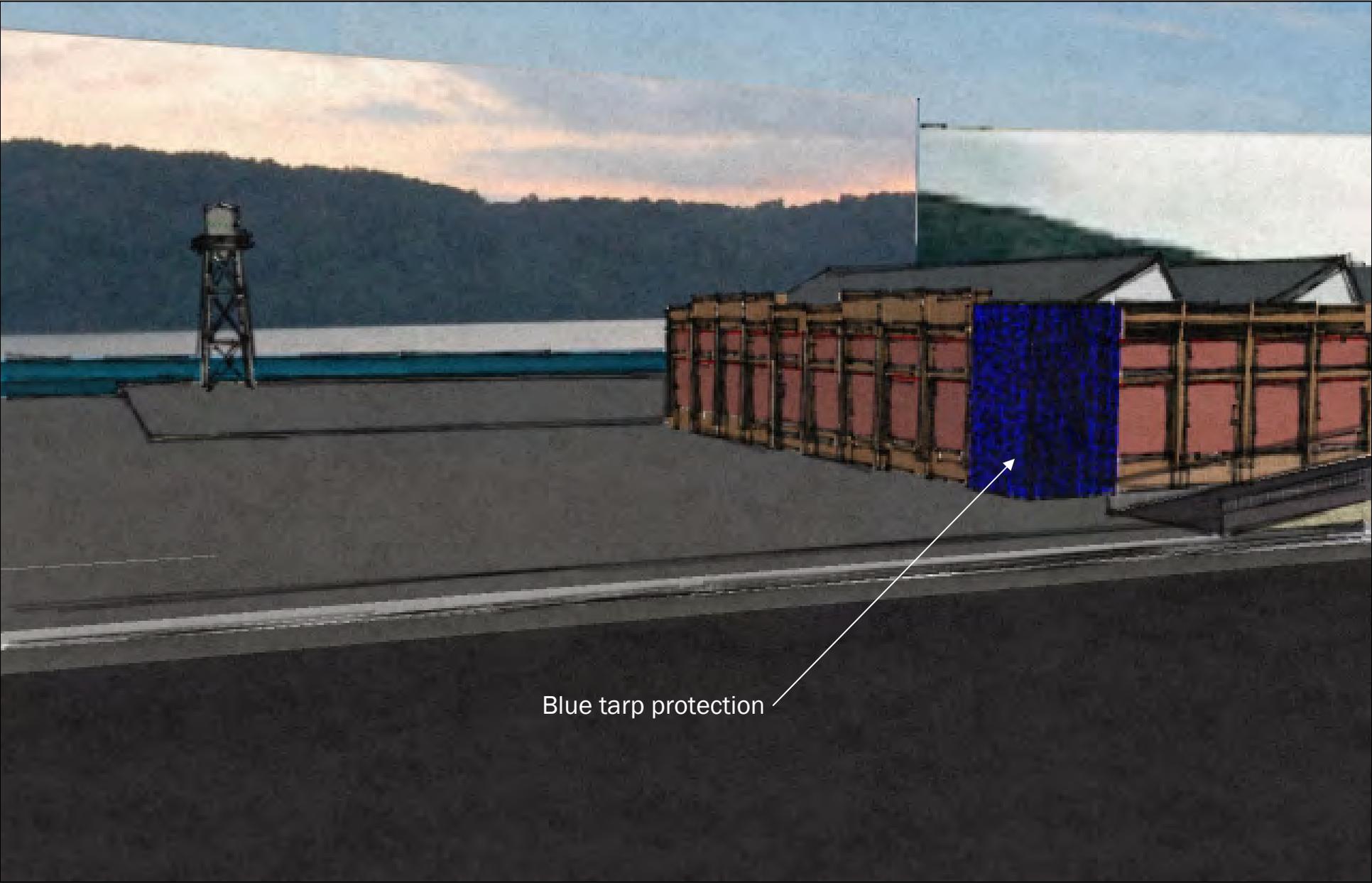
Hudson River

Station Cafe

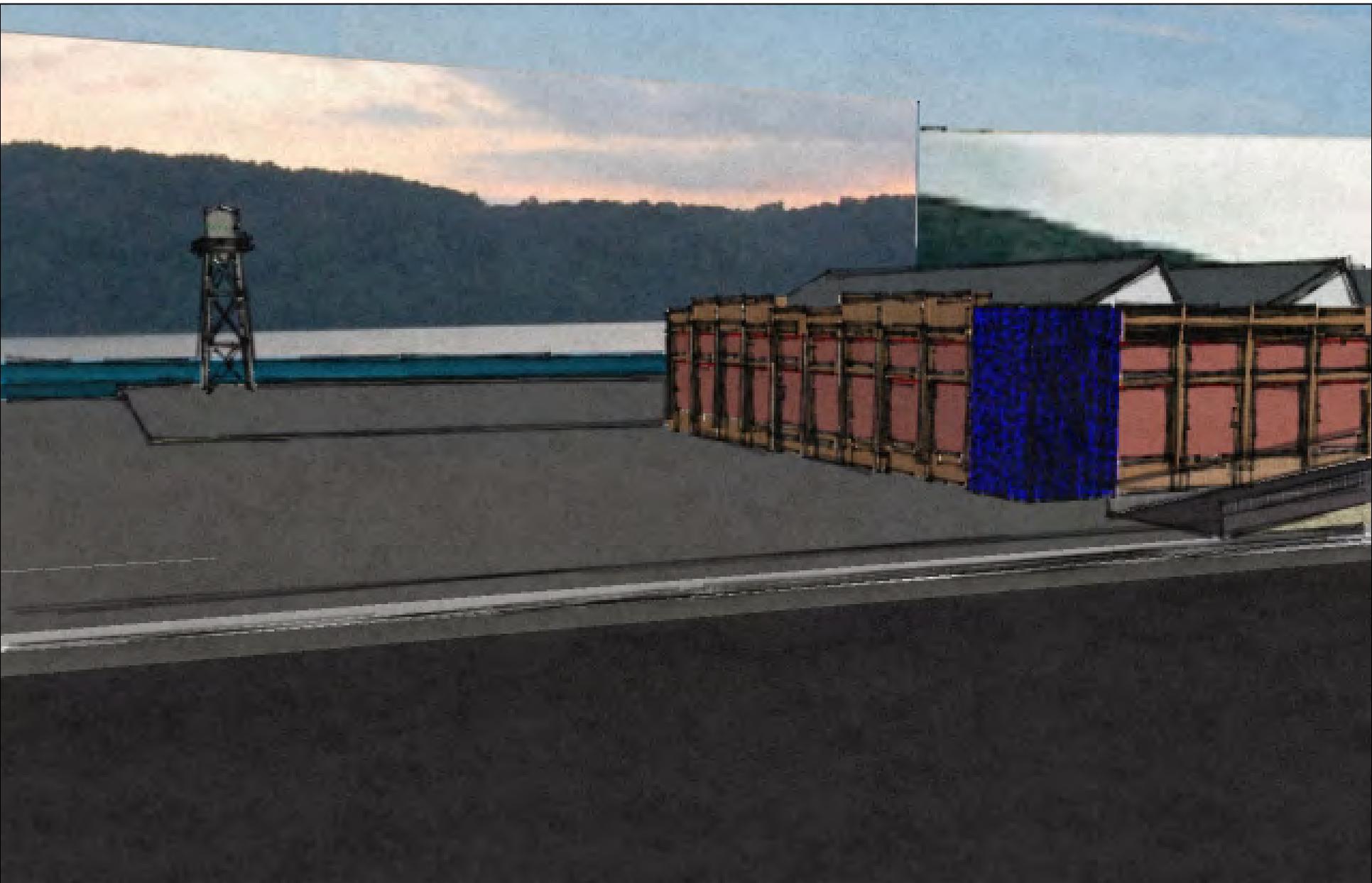
2022

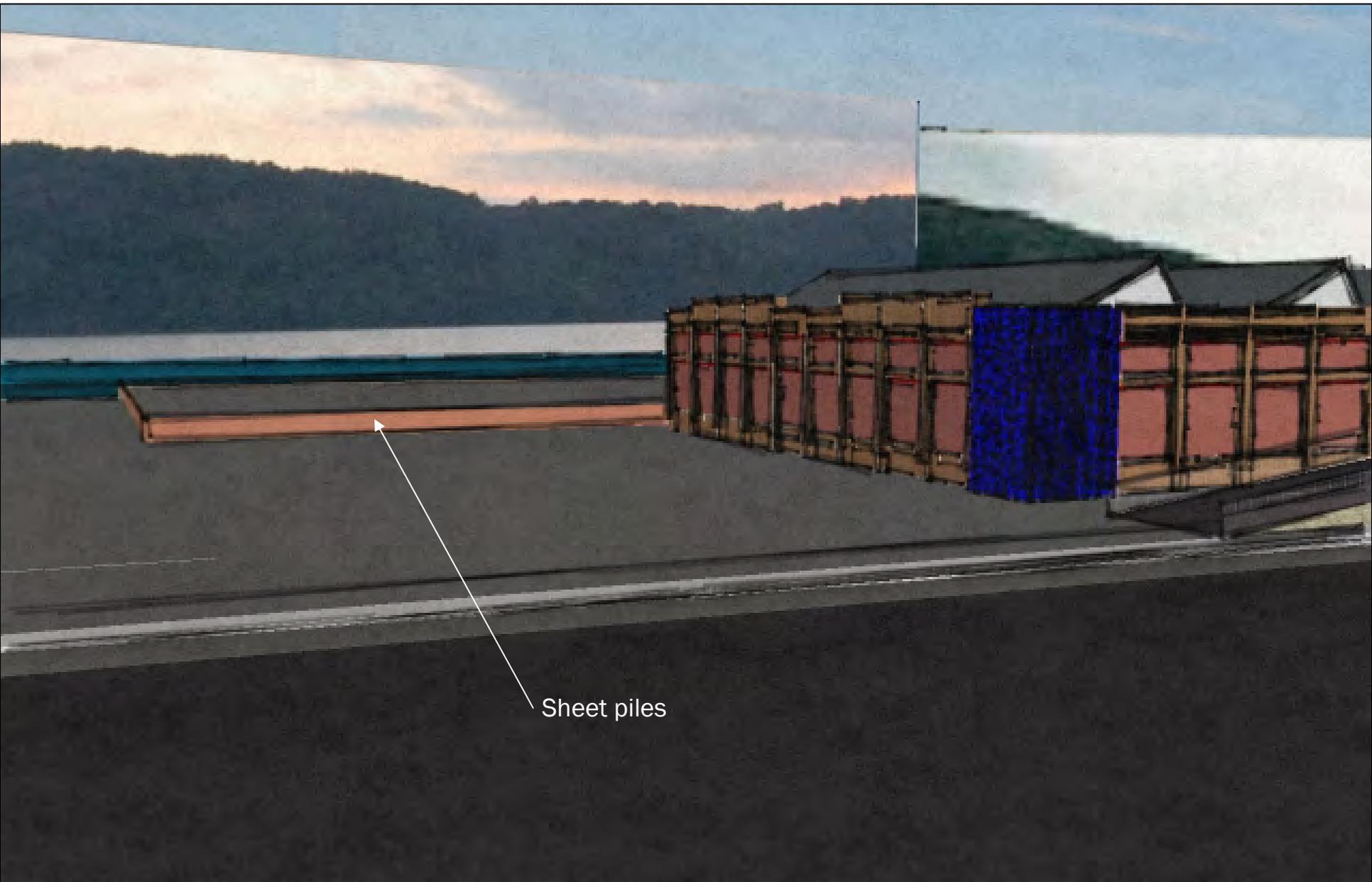
View from Ravine Parking Lot





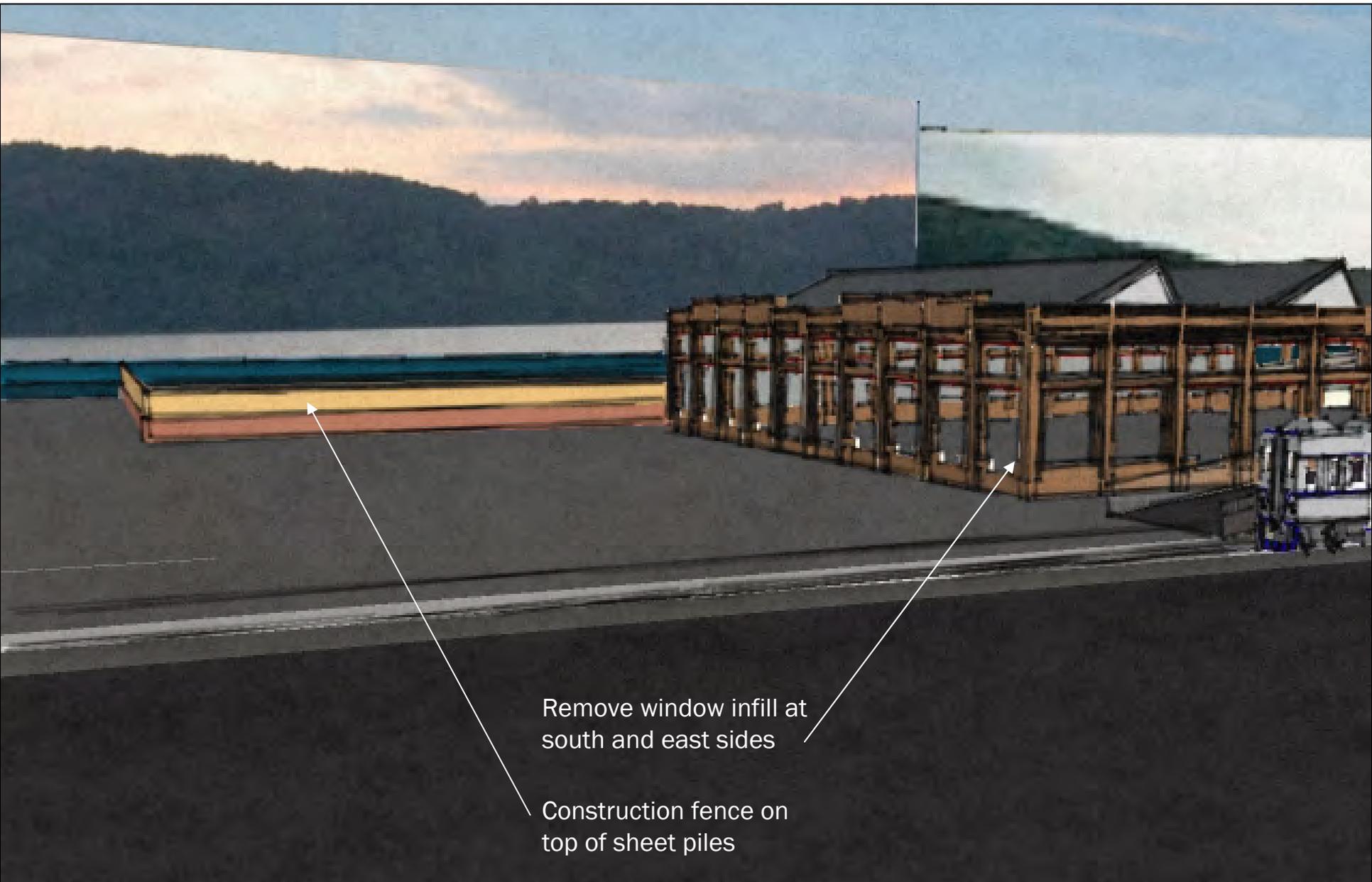
Blue tarp protection





Sheet piles

September 2011
September 2010

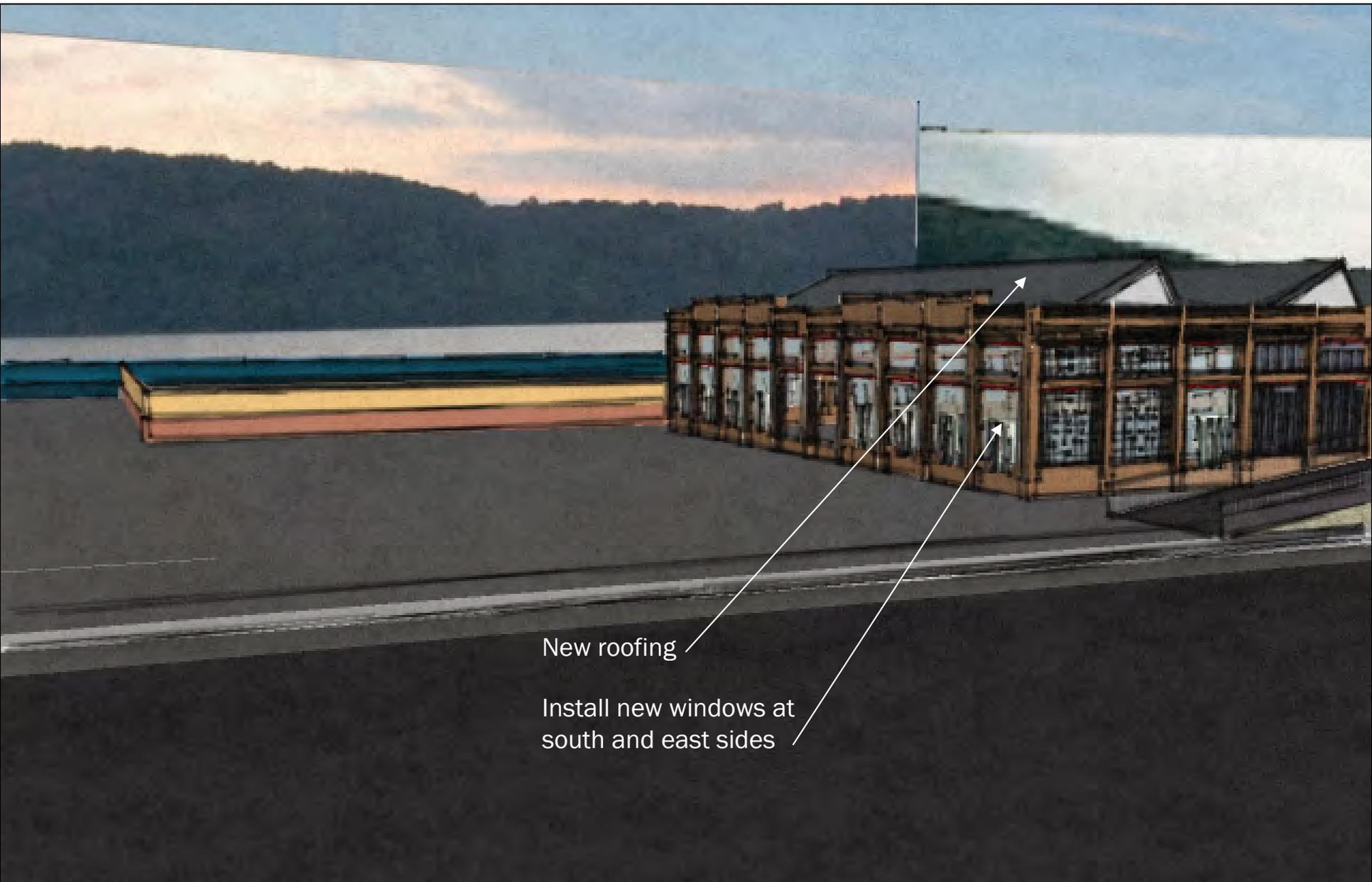


Remove window infill at
south and east sides

Construction fence on
top of sheet piles

September 2011
September 2012

Timeline for Preservation

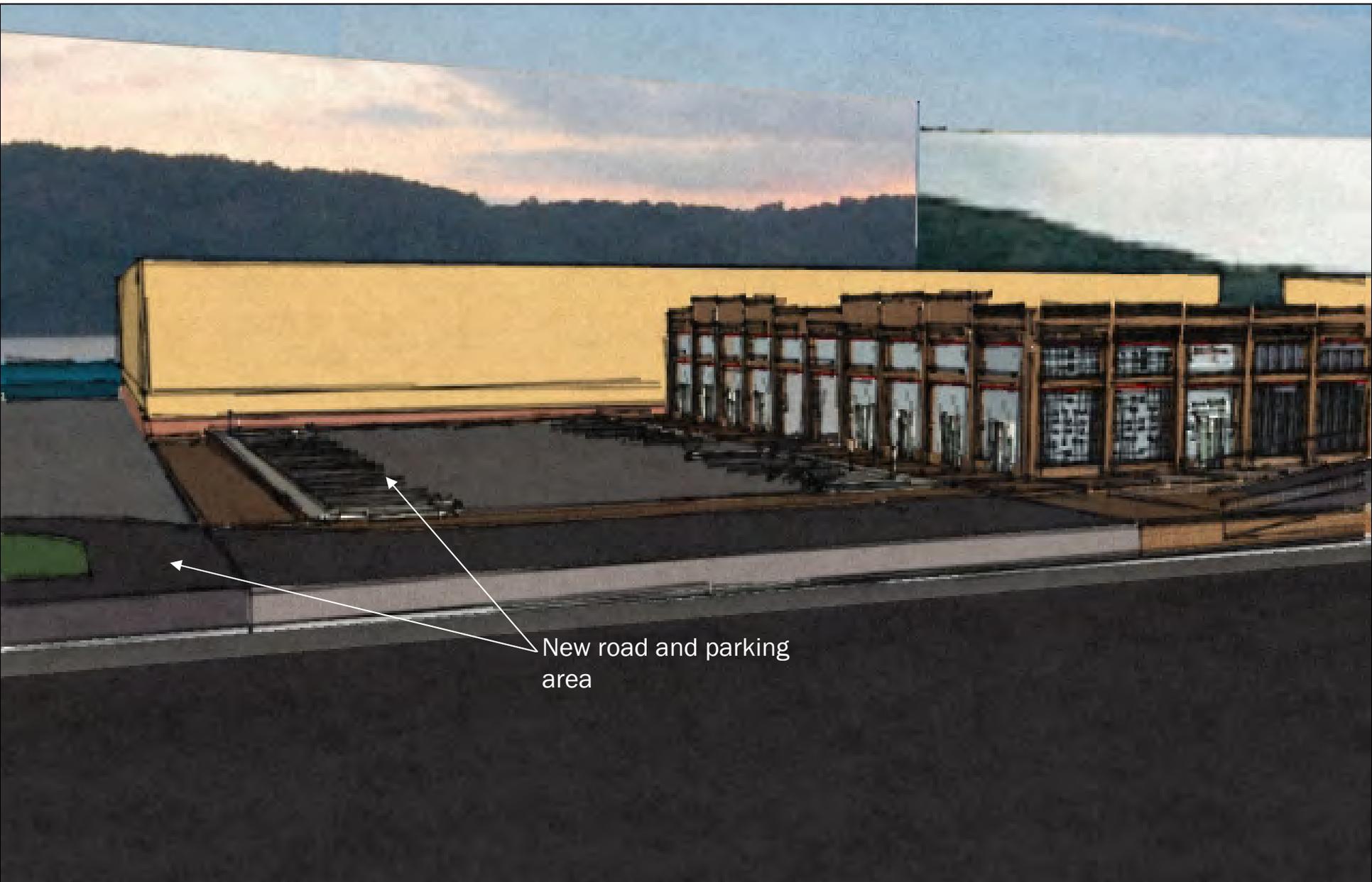


New roofing

Install new windows at
south and east sides



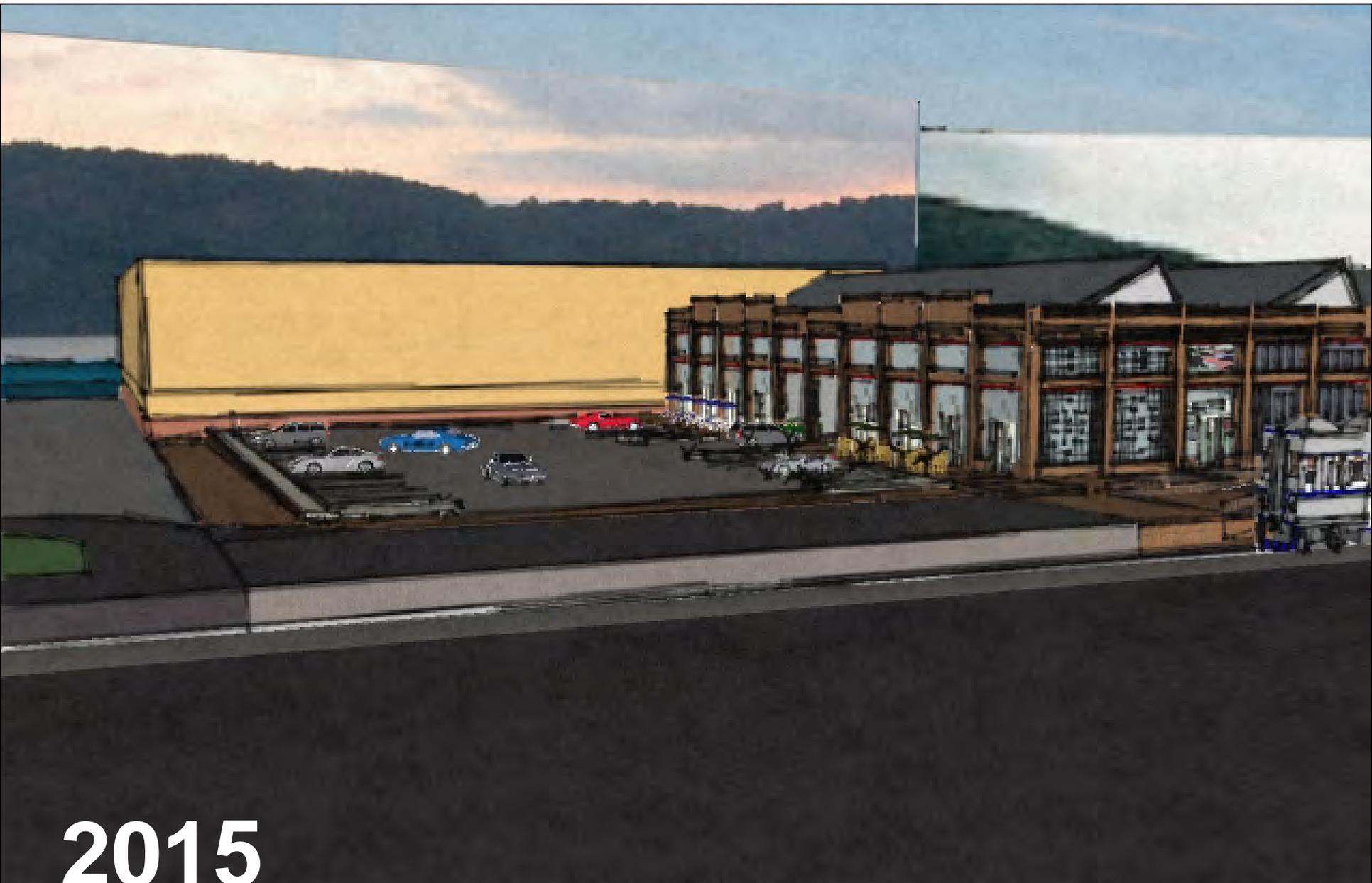
30' high construction
fence



New road and parking
area

September 2014
September 2015

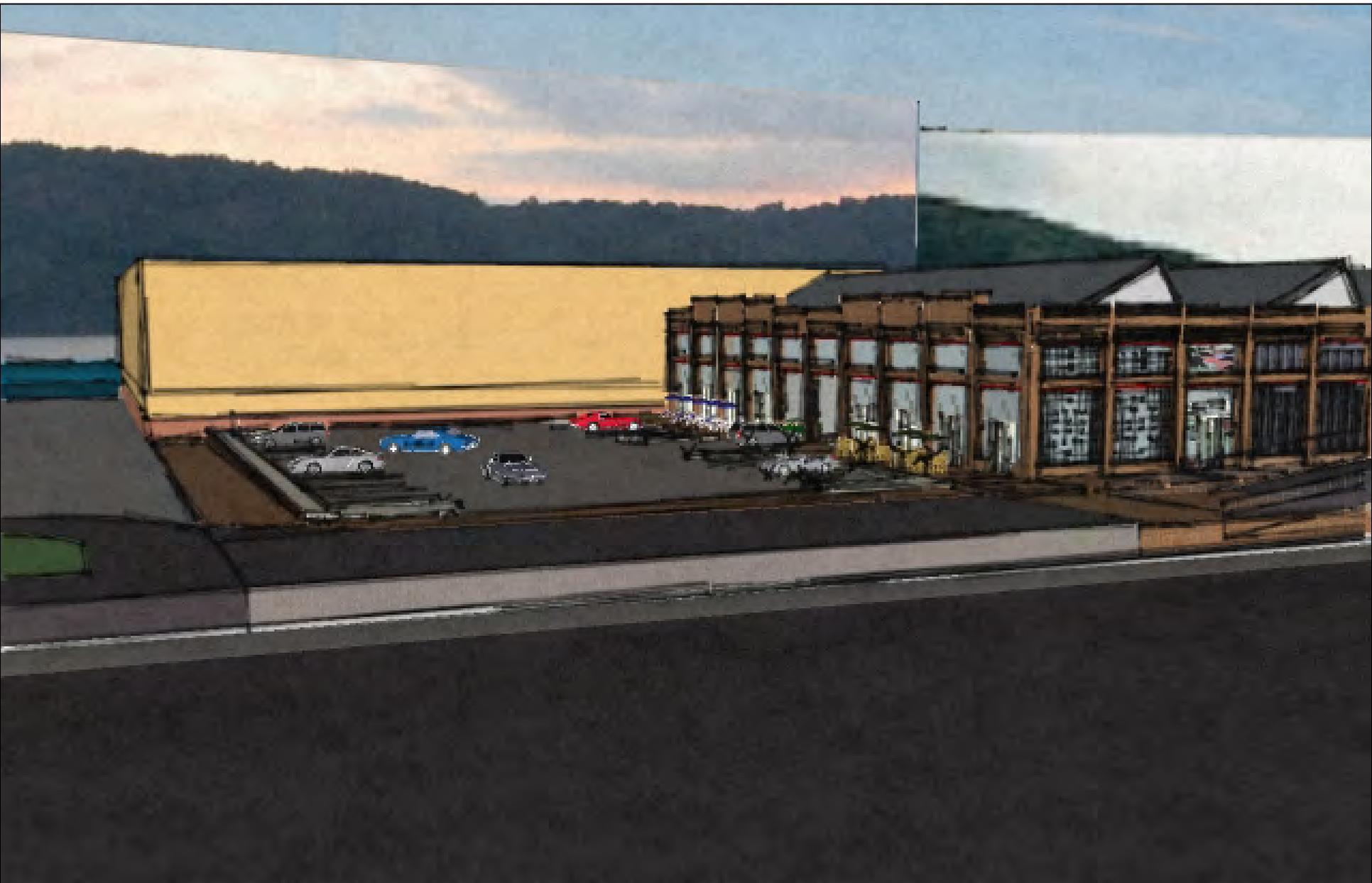
Timeline for Preservation



2015

September 2015

Timeline for Preservation



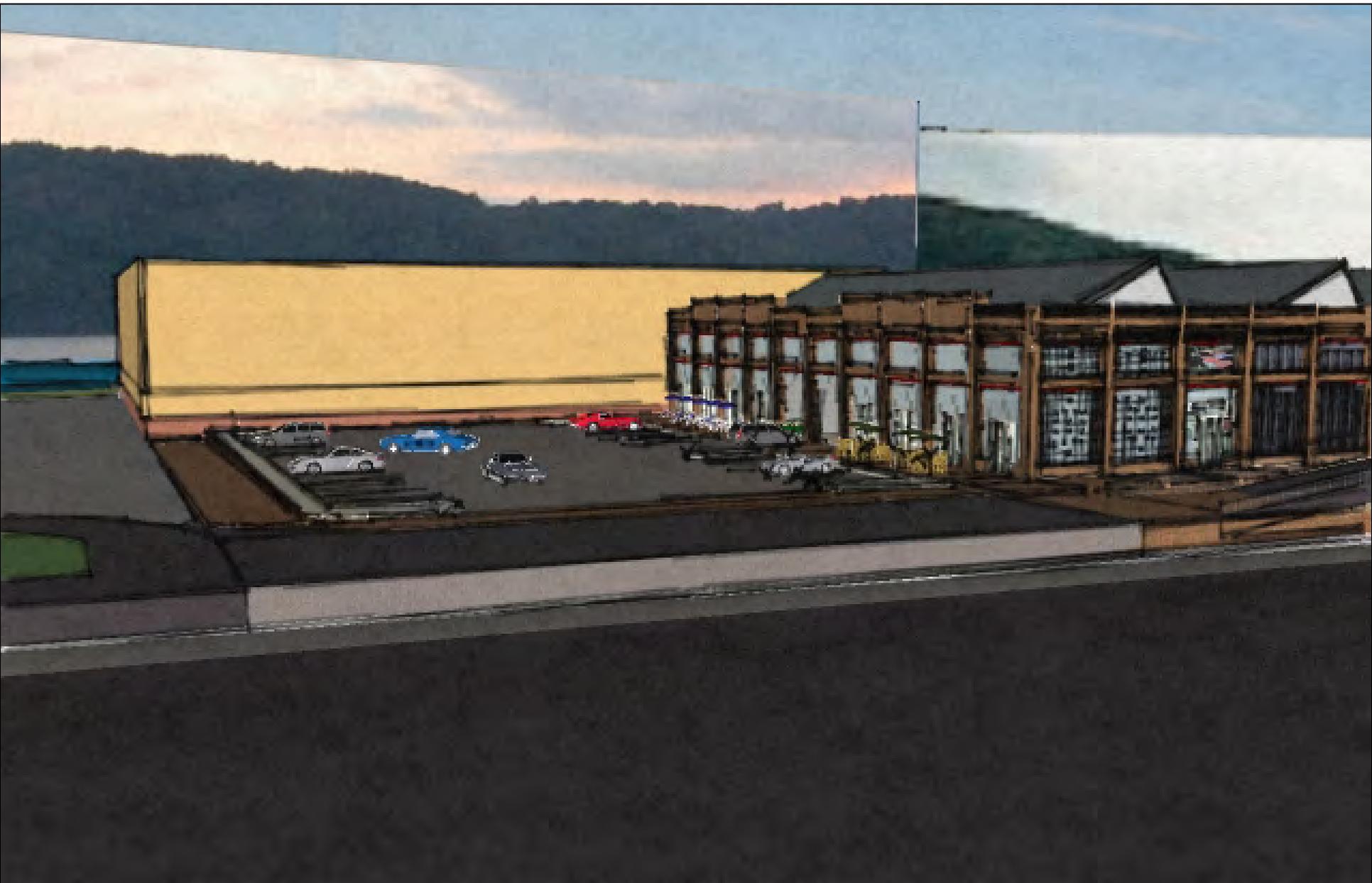
September 2013
September 2014

Timeline for Preservation



September 2014 September 2015

Timeline for Preservation



September 2015
September 2016

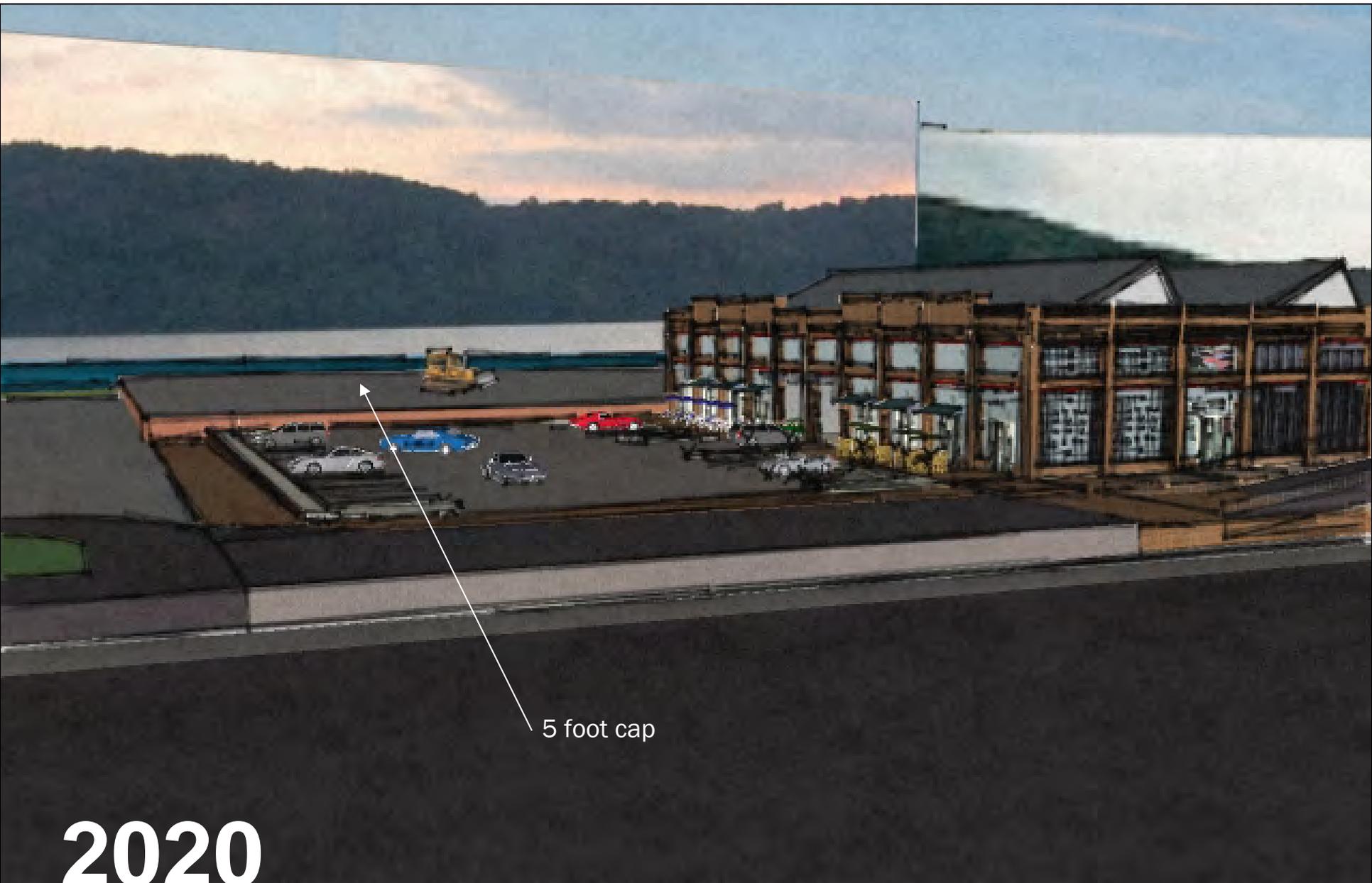
Timeline for Preservation



September 2012

September 2020

Timeline for Preservation



2020

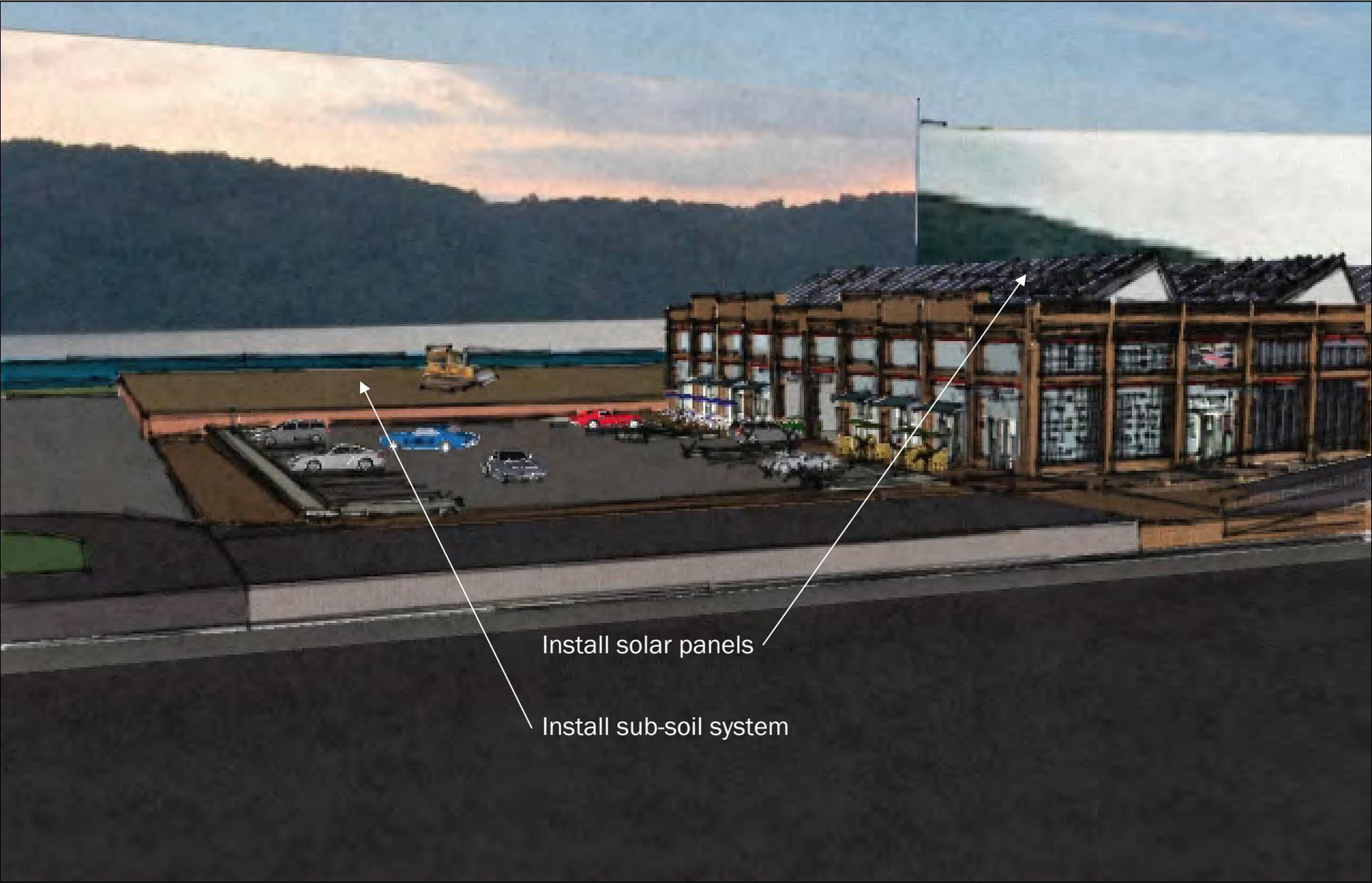
September 2020

Timeline for Preservation



September 2020
September 2021

Timeline for Preservation



Install solar panels

Install sub-soil system



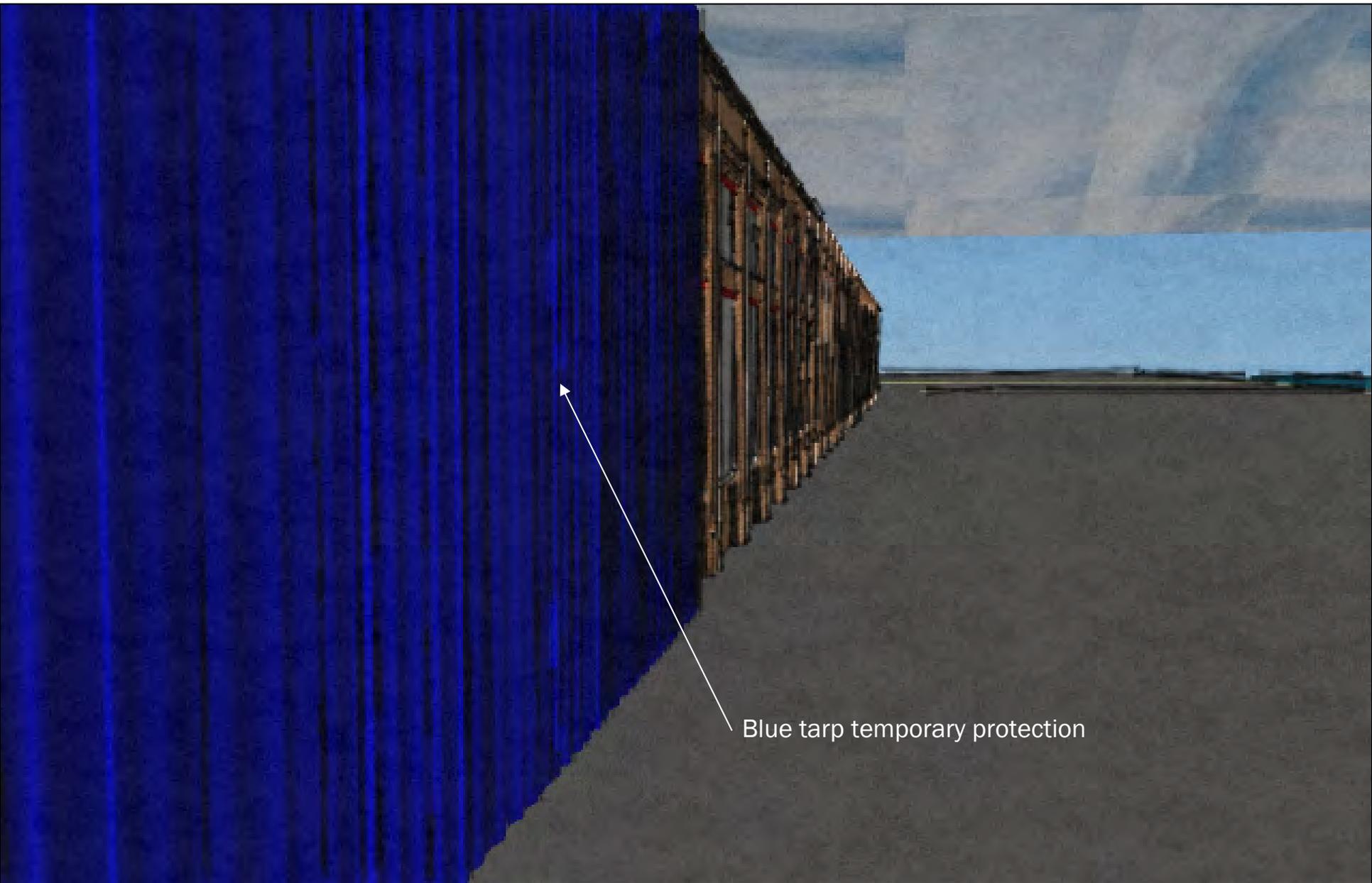
New landscaping at park



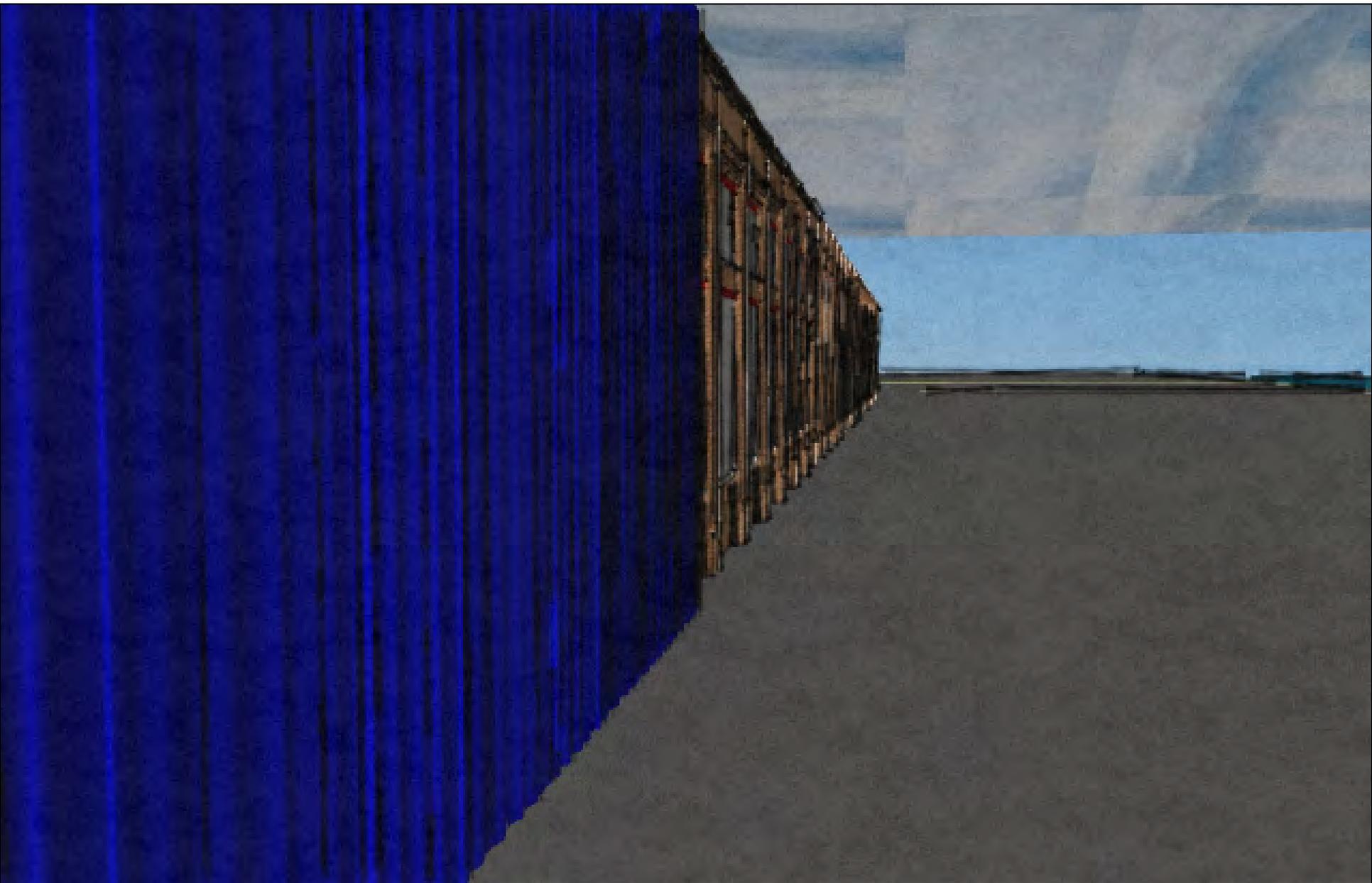
2022

View South from West Side of Building 52

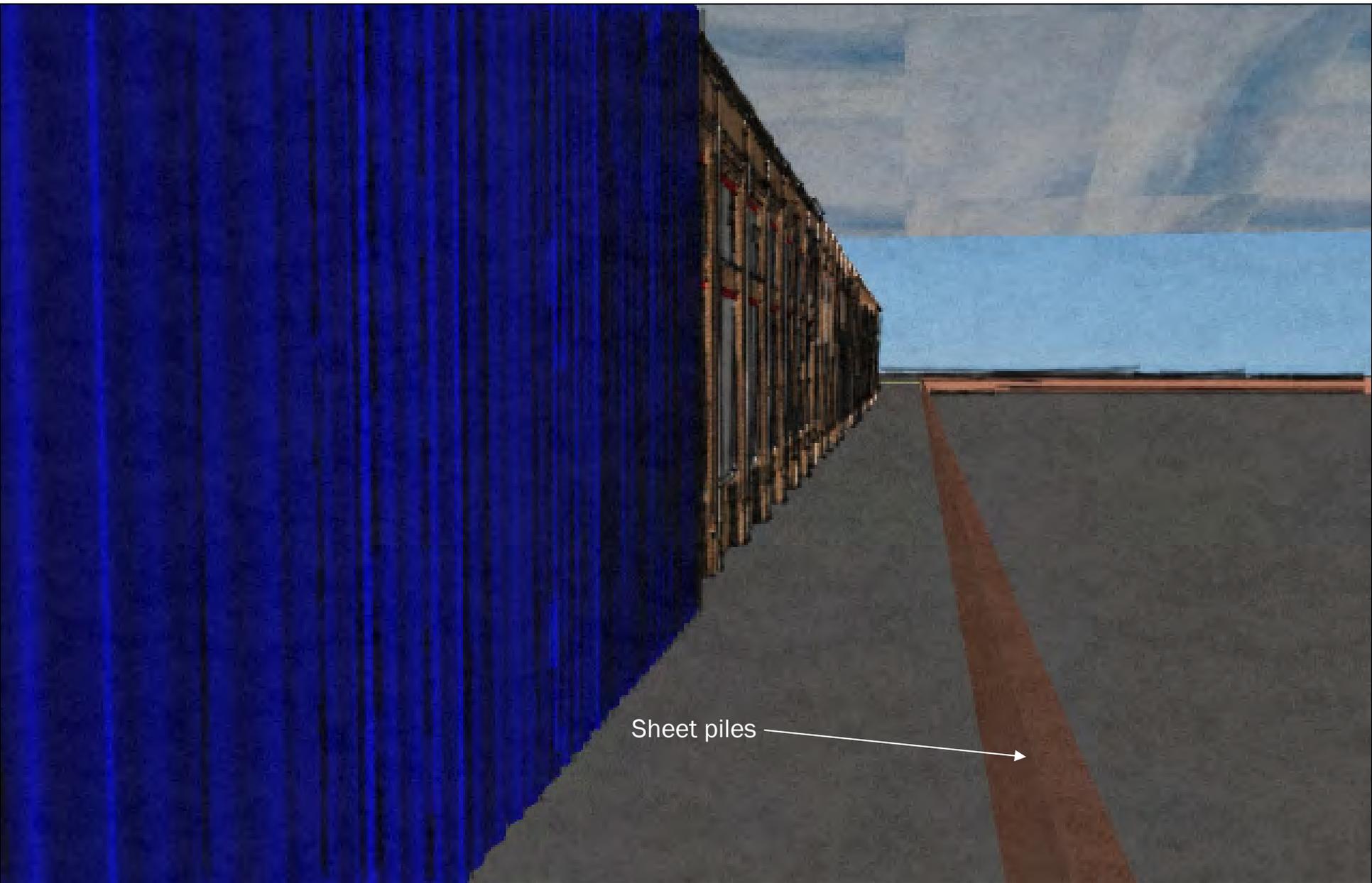




Blue tarp temporary protection



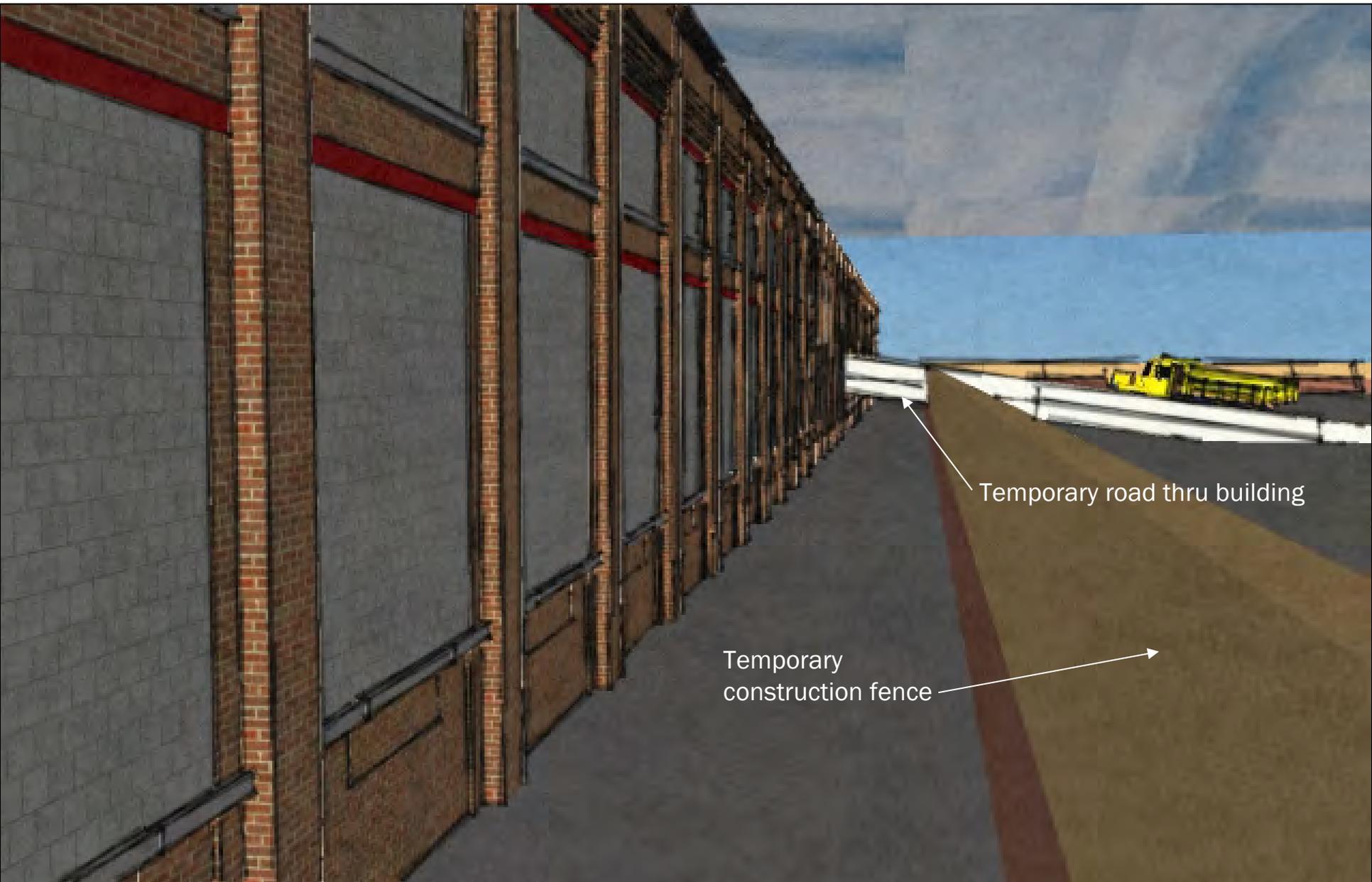
June 2010
September 2010



Sheet piles →

September 2011
September 2010

Timeline for Preservation



Temporary road thru building

Temporary
construction fence

September 2011
September 2012

Timeline for Preservation



September 2013
September 2012



30 foot high temporary construction fence

September 2013
September 2015

Timeline for Preservation



September 2014
September 2015

Timeline for Preservation



2015

September 2015

Timeline for Preservation



September 2013

September 2014

Timeline for Preservation



August 2014

August 2018

Timeline for Preservation



September 2014 September 2015

Timeline for Preservation



Brick pavers at
new walkway

September 2012

September 2020

Timeline for Preservation



New windows and storefront

2020

September 2020

Timeline for Preservation



5 foot cap

September 2020
September 2021

Timeline for Preservation



Landscaping sub-soil

March 2022
September 2021

Timeline for Preservation



Install wind turbines

New landscaping

March 2021
March 2022

Timeline for Preservation



2022